



WentWorth  
Estate Agents



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## 9 Richmond Close, Bath, BA1 5PY

- Three Bedroom Detached Family Home.
- Spacious Living Accommodation.
- Garage and Driveway Parking.
- Generous Gardens.
- Highly Desirable Location.
- Requiring Updating.
- Potential to Extend (STTP)
- Sold with No Onward Chain.

### Price guide £850,000

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#### Location

Richmond Close can be found on the northern slopes of the city and is set in an extremely desirable, residential area. There is direct access into the heart of the World Heritage City of Bath from there. Bath enjoys international acclaim for its Georgian architecture and Roman heritage and offers a wide variety of cultural, leisure and business amenities along with excellent restaurants, bars and shops. There are a number of excellent schools nearby including, The Royal High, Kingswood and St Stephen's Primary, all with outstanding reputations. Nearby sporting facilities include the Bath Racecourse, Lansdown Golf Club and Lansdown Tennis & Squash Club as well as having The Rec in the city centre, which is the home ground for Bath Rugby. Junction 18 of the M4 is 10 miles north and Bristol around 12 miles west. Bath Spa station has a mainline link to London Paddington and Bristol Temple Meads.

#### Internal Descriptions

Upon entering the property you are greeted with a spacious hallway. The living/ dining room is of generous proportions and enjoy natural light by way of large windows to the front and rear. The kitchen has plenty of storage and a useful larder. The wall and base units are complemented by the flooring and worktops. A side patio door leads out into the garden. A guest cloakroom is also to found on the ground floor. To the first floor there are three double bedrooms, all with built in wardrobes and a family bathroom.

#### External Descriptions

Externally you will find a garden to the front, flanked by walling and mature hedging. There is driveway parking in front of the garage. To the side there is a good sized garden, mainly laid to lawn which then leads through to the generous rear garden. The sunny patio is ideal for entertaining and the large lawn is perfect for relaxing or playing.

#### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated

measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

#### Additional Information

Tenure - Freehold

Council Tax Band - E

EPC - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

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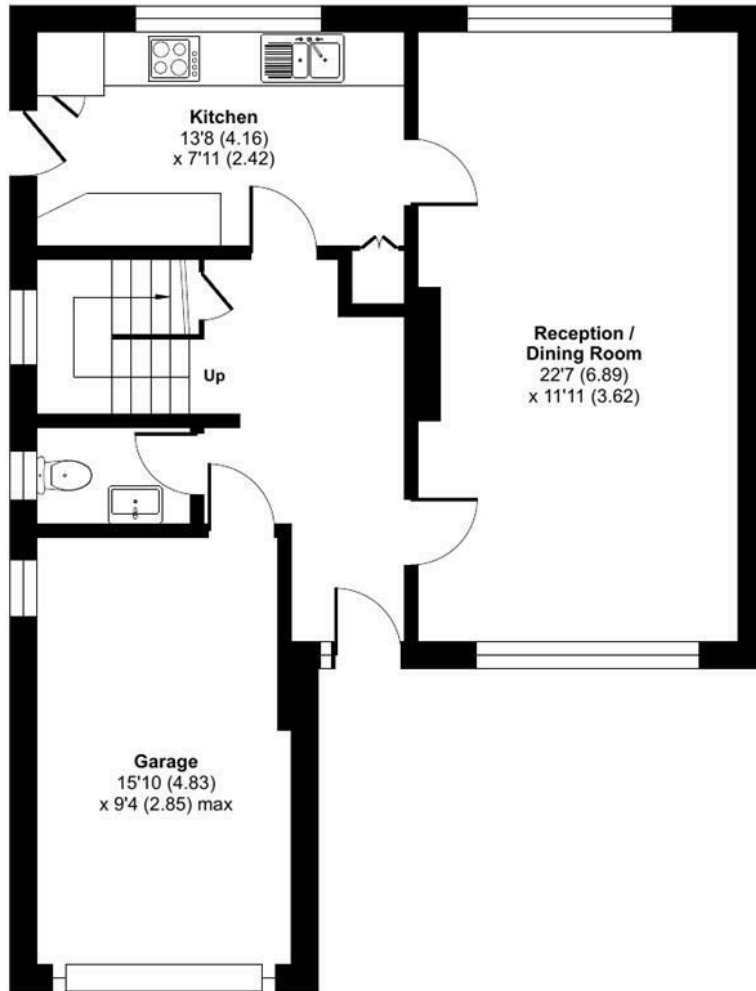
# Richmond Close, Bath, BA1

Approximate Area = 1135 sq ft / 105.4 sq m

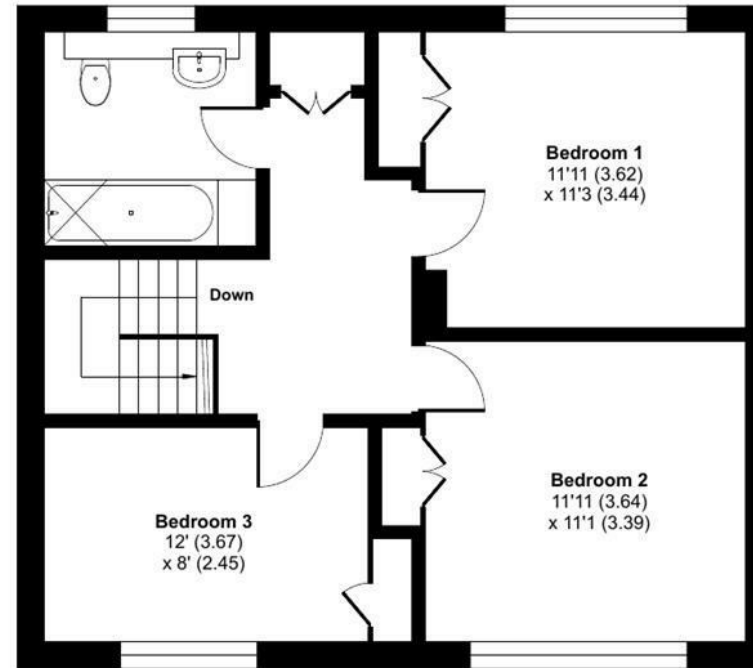
Garage = 147 sq ft / 13.6 sq m

Total = 1282 sq ft / 119 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1381692



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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