



WentWorth  
Estate Agents





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## 109 Ringswell Gardens, Bath, BA1 6BW

- Three Bedroom Mid-Terrace
- Requiring Modernisation
- Front and Rear Gardens
- Garage in Separate Block
- Pleasantly Situated Within a Popular Residential Area
- Sold With No Onward Chain

**Price guide £350,000**

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### Location

Ringswell Gardens is quietly tucked away behind Grosvenor Place and within close proximity to The Kennet and Avon Canal and The River Avon. This popular residential area is particularly well placed for easy access to the excellent local amenities in nearby Larkhall Village, which include a fabulous delicatessen, a post office, convenience store, national chain supermarket, gourmet take away, public house, café, school and church.

The UNESCO World Heritage City is a one mile level walk away and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world famous international music and literary festival, The One Royal Crescent and Holburne Museums along with The Roman Baths and Pump Rooms.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University.

There are also many excellent state and independent schools within easy reach which include St Saviours and St Marks Schools in Larkhall, The Royal High and Kingswood Schools in nearby Lansdown and King Edwards Schools on North Road.

Transport links include a regular bus service into the city centre, a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway, junction 18 is 8 miles to the north and Bristol airport is 18 miles to the west.

### Internal Descriptions

Entering the property you are greeted with an entrance hallway with a guest cloakroom. The kitchen overlooks the front garden and enjoys plenty of natural light. A generous lounge/diner has plenty of space for family time and the patio door to the rear leads out into the garden. To the first floor there are two double bedrooms, a single bedroom and a bathroom.

### External Descriptions

Externally to the front there is a lawned garden, flanked to the left by mature shrubs. To the rear you will find a sunny garden, ideal for the keen gardener. A single garage is to be found in a separate block.

### Additional Information

Tenure - Freehold

Council Tax Band - C

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

### 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.

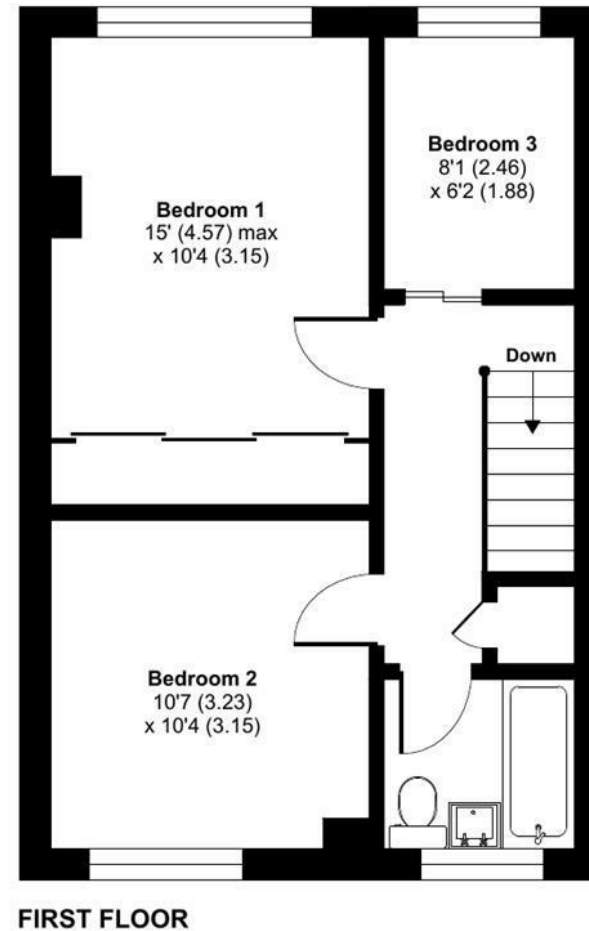
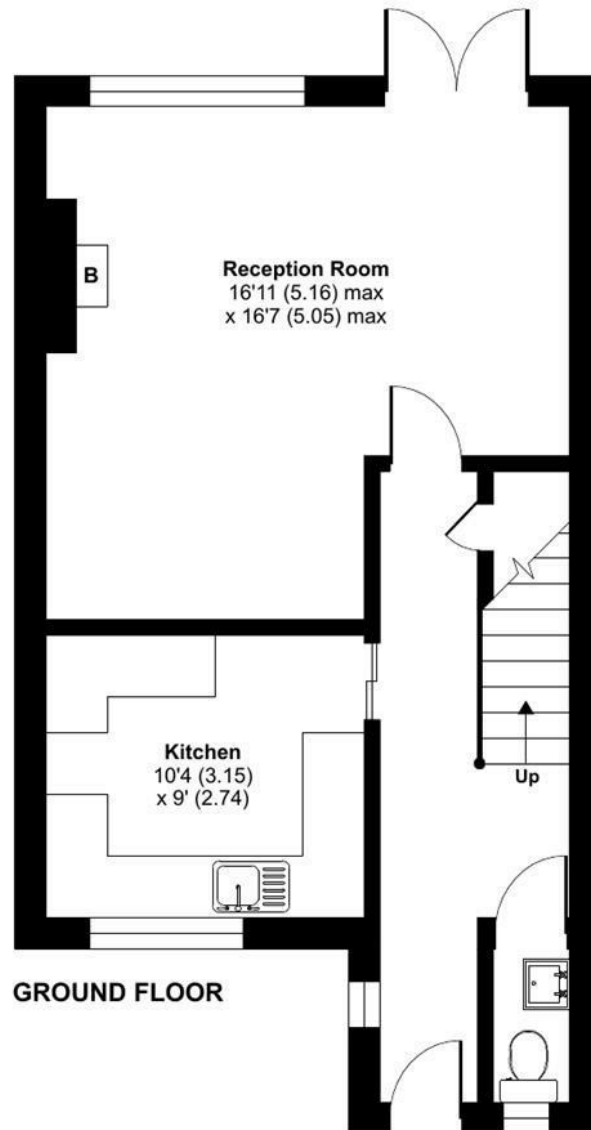
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# Ringswell Gardens, Bath, BA1

Approximate Area = 930 sq ft / 86.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1454380



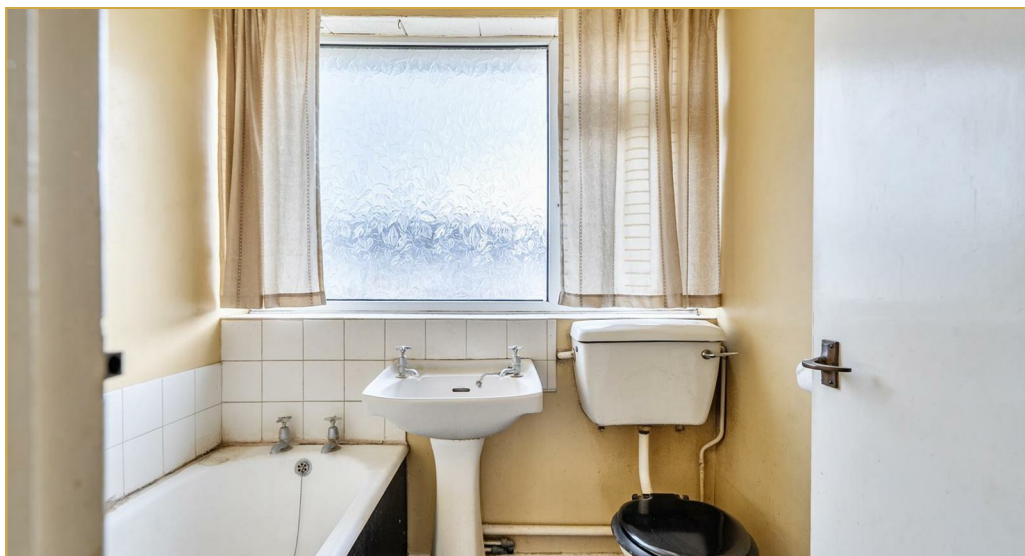
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (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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