
WentWorth
Estate Agents



59 Bailbrook Lane, Bath., BA1 7AL

▪ One Bedroom Period Cottage ▪ Requiring Updating ▪ Huge Potential to Create a Charming Home ▪ Generous Garden to the Front ▪ Parking for Two Cars ▪ Spectacular Views of Bath ▪ Offered For Sale With No Onward Chain

Price guide £275,000

Location
Bailbrook Lane is situated in an elevated position located to the East of the City with easy access to Larkhall Village, the town centre and the M4 motorway. Larkhall offers a wide selection of shops and many other amenities including a small supermarket, chemist, delicatessen, hardware store, coffee shops, post office, pub, theatre and church. The world heritage City of Bath offers exceptional amenities including the Theatre Royal, Royal Victoria Park and the Thermae Spa, with a fantastic variety of shopping outlets, restaurants and attractions. There is a good selection of both primary and secondary schools located in and around Bath as well as excellent transport links. Bath Spa Railway station operates a direct line to London Paddington which takes approximately 90 minutes.

Internal Description
Entering the property you are greeted with a small porch that leads into the living room by way of a glazed door. The living room overlooks the garden to the front and enjoys natural light from a southwest direction. The kitchen is to be found at the rear along with a dining area which has a velux roof light. Take the stairs to the first floor where you will find a landing with an airing cupboard and a loft access hatch. The bedroom is located to the front and boasts commanding views of Bath in the distance. A shower room is also to be found on the first floor.

External Description
Access to the property is via a long pathway through the generous garden. There is parking for two cars and potential to erect a garage (STPP). The garden is a wonderful blank canvas ready for a keen gardener to create their own idyllic outdoor retreat.

Additional Information
Tenure - Leasehold with Unregistered Freehold
Council Tax Band - C
EPC Rating - E

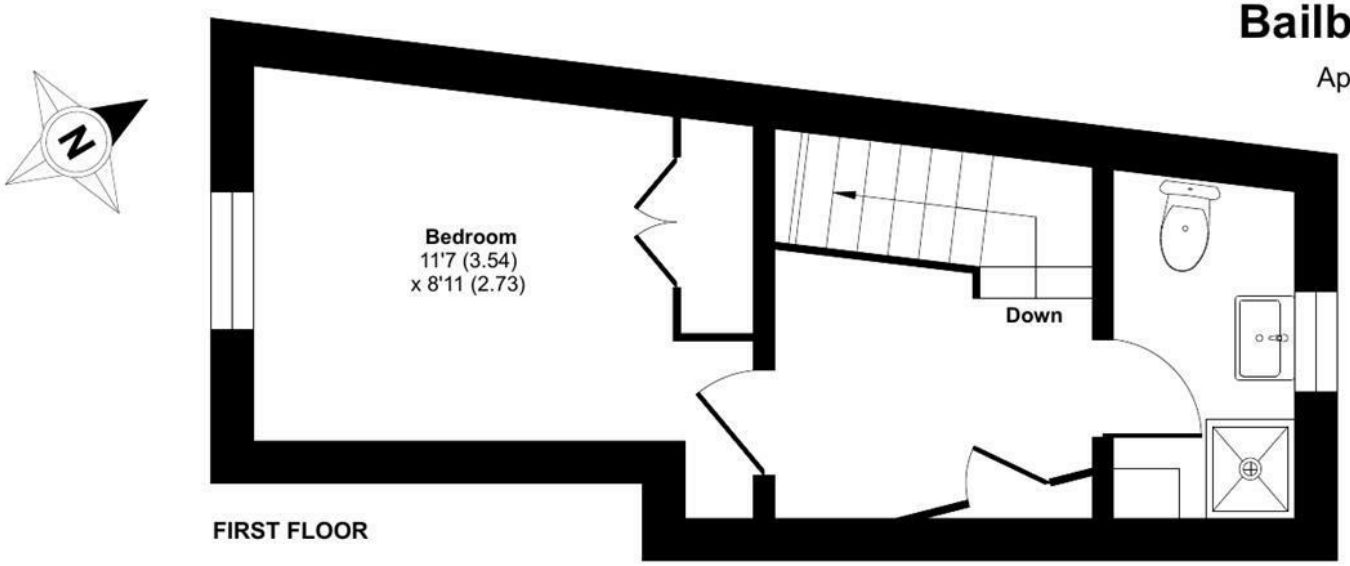
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

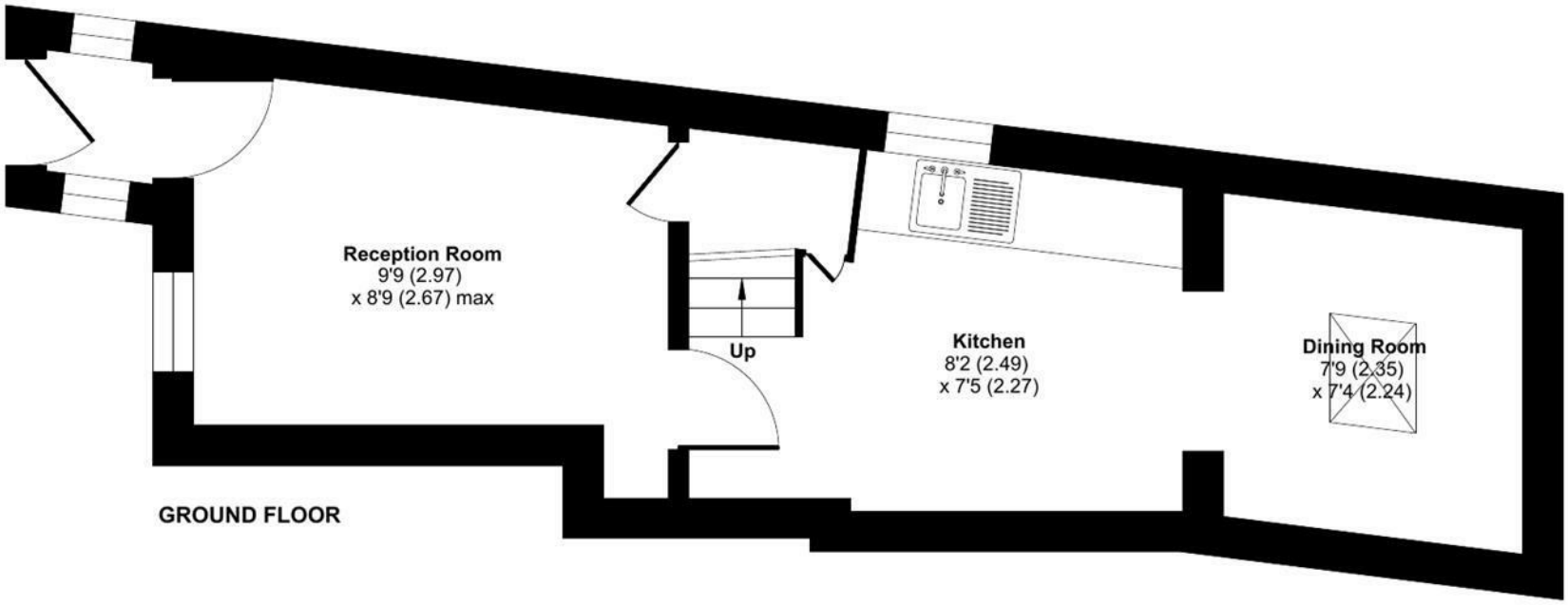
Agents Note
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements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

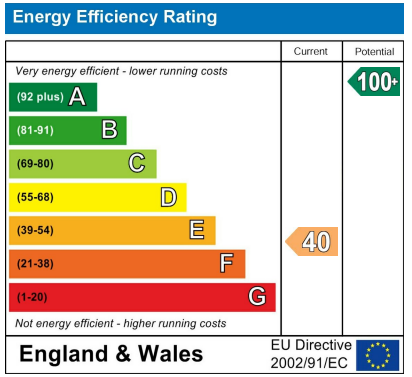
Bailbrook Lane, Bath, BA1

Approximate Area = 486 sq ft / 45.1 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: 1487584

















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