

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

8 Caroline Buildings, Bath BA2 4JH  
Gross Internal Area (Approx.)  
Total Area = 234 sq m / 2,518 sq ft  
(Incl. Vault)



VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

#### ZEST ESTATE AGENTS

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## CAROLINE BUILDINGS, BATH BA2 4JH

OFFERS IN EXCESS OF  
£1,000,000

### 5 BEDROOM HOUSE

- Beautifully presented Grade II Listed Georgian townhouse in Widcombe
- Fabulous kitchen and separate dining room on lower ground floor
- Top floor with home office/bedroom five, additional bedroom, W.C., and kitchenette – ideal for guests or flexible use
- On street permit parking
- Large living room, further reception room and utility room on ground floor
- Principal suite with private shower room; two further double bedrooms and family shower room
- Gorgeous rear garden with direct access to the canal tow path
- Freehold, EPC rating D, Council tax band F



#### DESCRIPTION

Nestled in the sought-after heart of Widcombe, this exquisite Grade II listed Georgian residence effortlessly combines period charm with stylish, contemporary living. Thoughtfully updated throughout, the property retains its original character while offering all the comforts of modern design. The ground floor welcomes you with a spacious, light-filled living room featuring a sleek modern log burner—perfect for cozy evenings. A second reception room, currently arranged as a games room, adds versatility to the layout. A well-proportioned utility room with a W.C. completes this level. Downstairs, the beautifully appointed kitchen is a chef's dream, blending modern fittings with characterful touches including the original stove fireplace. A separate dining room and vaulted storage areas enhance the practicality and charm of this level. The first floor hosts the impressive principal suite, complete with a private shower room and ample storage. Two further double bedrooms occupy the next floor up, sharing a contemporary shower room. The top floor currently serves as a flexible space with a home office, additional bedroom, W.C., and a convenient kitchenette—ideal for guests or multi-generational living.

Outside, the rear garden has been thoughtfully landscaped to create three distinct seating areas and a lawn, offering a tranquil space for outdoor entertaining. At the rear, there's direct access to the scenic Kennet & Avon Canal towpath—perfect for leisurely strolls or morning runs. Permit parking is available on the street, completing this exceptional offering in one of Bath's most desirable locations.

#### LOCATION

Widcombe lies on the sought-after southern side of Bath, just across the River Avon, and is widely regarded as one of the city's most desirable residential areas. This vibrant neighbourhood boasts a thriving high street lined with independent shops, boutiques, cafés, delis, convenience stores, and traditional pubs—offering a true sense of community and charm. The area is exceptionally well-served with local amenities, including a doctor's surgery, dentist, veterinary practice, and the ever-popular Prior Park Garden Centre. With several churches and a highly regarded infant and junior school, Widcombe is particularly attractive to families seeking both convenience and a strong community spirit. Just a five-minute walk takes you into the heart of Bath city centre and to Bath Spa railway station, providing regular, high-speed services to London Paddington (approximately every 30 minutes) and to Bristol (every 15 minutes), making it ideal for commuters.

