FLOOR PLAN:

Approximate Gross Internal Area = 146.9 sq m / 1581 sq ft

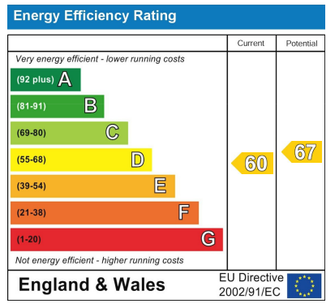
room



Key
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale
Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2026

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

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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.



1, Percy Terrace, Bath, BA2 3FU

3 Bedroom House - End Terrace

Offers in excess of £750,000

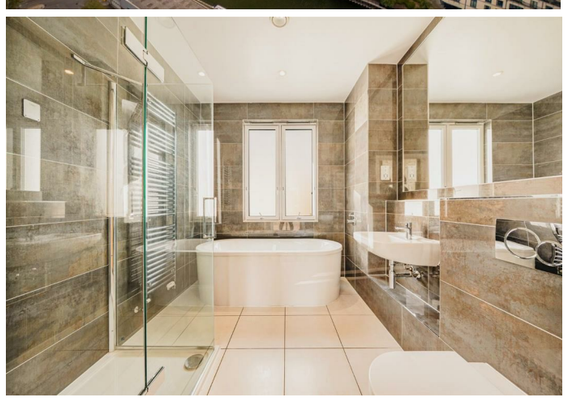
- End Terrace Executive Townhouse With No Onward Chain
- Two Reception Rooms, Three Double Bedrooms & Two Bathrooms
- Well Maintained Landscaped Rear Garden & Two Allocated Parking Spaces
- Immaculate Accommodation Set Over Four Floors
- Desirable Location Close To Amenities
- Freehold, EPC Rating D, Council Tax Band E

DETAILS

A stunning end of terrace townhouse situated within the desirable Crest Nicholson Riverside Development. The property is presented to the highest standard throughout, with light, flexible living accommodation spread across four floors. Complete with a low maintenance garden and two allocated parking bays











DESCRIPTION
The property is welcomed by a bright and inviting entrance hallway, with stairs rising to the upper floors. To the left is a convenient cloakroom, fitted with a WC and wash hand basin.

The ground floor features an impressive open-plan kitchen and dining area, with glazed bi-fold doors opening directly onto the beautifully maintained, level rear garden. The room is exceptionally light and spacious, while the contemporary kitchen is well appointed with a comprehensive range of wall and base units, complemented by integrated appliances.

The first floor provides a further versatile open-plan living space, thoughtfully arranged to create a comfortable lounge area alongside a generous home office, offering an ideal environment for both relaxation and working from home.

The second floor provides two well-proportioned double bedrooms, together with a stylish family bathroom. Both bedrooms are of a good size and benefit from access to the sleek three-piece bathroom suite, comprising a WC, wash hand basin and panelled bath with shower over.

The top floor is dedicated to an impressive principal suite, offering a spacious double bedroom, a separate dressing area with built-in wardrobes and a luxurious en-suite shower room. The en-suite features a walk-in shower, separate bath, wash hand basin and WC, creating a private and sophisticated retreat.

Externally, the property benefits from two allocated parking spaces to the front, while the level rear garden provides an attractive and practical outdoor space.

LOCATION
Percy Terrace is a stylish collection of modern townhouses situated within the highly desirable Bath Riverside development. Overlooking the River Avon, the development has been thoughtfully landscaped, with an attractive selection of mature shrubs and trees providing a beautifully green and established setting.

The city centre is within easy walking distance, while the nearby cycle path forms part of the Kennet and Avon Cycle Route, offering a scenic and largely traffic-free route towards Bristol.

Bath itself is a UNESCO World Heritage City, renowned for its elegant architecture, fine dining, boutique shopping and cultural attractions, including the Theatre Royal and the architecturally distinctive Thermae Bath Spa.

The property is also well placed for travel further afield. The M4 is readily accessible via Junction 18 to the north of the city, while Bath Spa railway station provides regular rail services to London Paddington, with journey times of approximately 90 minutes.

