



11 RENNIE CLOSE
Bath

Carter Jonas

11 RENNIE CLOSE, BATH, BA2 4GZ

Entrance stair • Entrance hall • Living room • Kitchen
• Two bedrooms • Two garages • Off street parking for
one car • Garden

DESCRIPTION

A modern, two bedroom, two bathroom, Coach House tucked away just off Pulteney Road in Widcombe and adjacent to the canal. This modern property comes with the huge benefit of two garages, and a garden. One could, subject to planning, convert one of the garages into further living accommodation.

The first floor accommodation offers two double bedrooms with built in wardrobes, one with en-suite shower room, open-plan living room/dining room/kitchen and family bathroom with shower over bath.

Situated within a short level walk of the city centre having also lovely canal walks on the doorstep, this really is a great city home offering what lots of city homes don't - this being two garages, with visitors parking nearby.

The sunny enclosed garden is low maintenance and south west facing.

SITUATION

Rennie Close is partly a cul-de-sac with easy access both to the small local parade of shops on Bathwick Hill, the shops at Widcombe, the canal, the city centre and Bath University with excellent sporting facilities and the Bath Skyline Walk through National Trust grounds.

The Kennet and Avon Canal, with its beautiful lock system is close by. The canal foot and cycle path links you traffic free all the way to Bradford on Avon in one direction and the centre of Bristol to the other utilising the old railway line, as well as the Two Tunnels network out to Midford and Wellow.

A MODERN COACH-HOUSE IN WIDCOMBE WITH TWO GARAGES, GARDEN AND OFF STREET PARKING. TO BE SOLD WITH NO ONWARD CHAIN.



The property is conveniently placed providing walking access to central Bath and also for Bath Spa Station which offers high speed rail links to London Paddington (approximately 80 minutes). The World Heritage City of Bath is renowned for its variety of cultural, shopping, leisure and sporting facilities including famous architecture, museums, Bath Theatre Royal, The Roman Baths as well as the Holburne Art Museum. Schooling within Bath is excellent with Widcombe C of E Junior School only 3 minutes walk away, rated Outstanding by OFSTED. Of particular note are the nearby schools of Paragon, Prior Park, King Edwards, Kingsdown, The Royal High School, Monkton Combe and Hayesfield Girls School.

ADDITIONAL INFORMATION

Tenure: Leasehold (999 years from 1 January 2013).

Service Charge: £836.24 per annum

Ground Rent: £0 per annum

Services: Mains electricity, gas, drainage and metered mains water.

Local Authority: Bath and North East Somerset.

Council Tax: Band C

EPC: Band B

Viewings: Strictly by appointment with Carter Jonas.





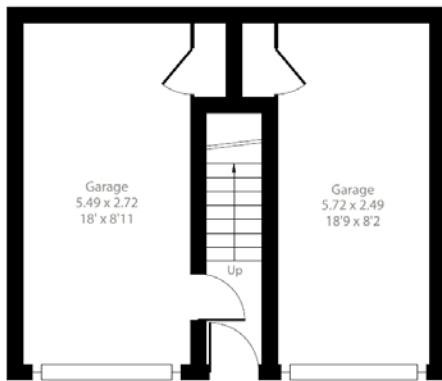
Rennie Close, Bath, BA2

Approximate Area = 801 sq ft / 74.4 sq m

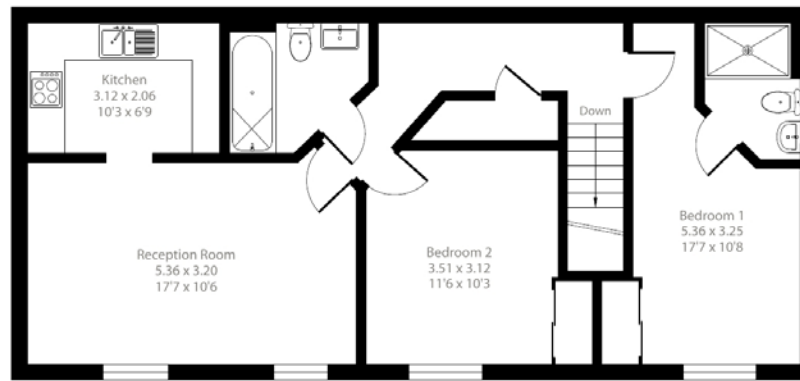
Garage = 329 sq ft / 30.5 sq m

Total = 1130 sq ft / 104.9 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2024. Produced for Carter Jonas. REF: 1137194

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