



**1 CASTLE VIEW, SYDNEY WHARF, BA2 4EG**  
£1,850 per month\*

**Carter Jonas**

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In a location that can only be described as one of Bath`s best kept secrets, is this pretty semi-detached 2/3 bedroom house tucked away at the bottom of Bathwick Hill on Sydney Wharf.

- 2/3 Bedrooms
- Living Room
- Dining room
- Kitchen
- Canalside terrace
- Bathroom
- Garage

#### THE PROPERTY

In a location that can only be described as one of Bath`s best kept secrets, is this pretty semi-detached house tucked away at the bottom of Bath wick Hill on Sydney Wharf. Approached via a private road, and then over a pretty front, west facing garden through a gate, the property offers accommodation of dining room , sitting room with wood burner, kitchen with appliances of fridge/freezer, washing machine, dishwasher and oven, 1 double bedroom and 1 small double bedroom and bathroom on the first floor with an area of dressing room, then a further staircase leads to a converted loft space which could be used as an occasional bedroom 3 or study space.

To the rear of the house and just off the living room, is a small courtyard which is adjacent to and overlooks the canal, a perfect spot for enjoying a coffee whilst watching the boats go by. There is a garage in a block of 4 to the left hand side of the house. This is an extremely unique and quiet spot tucked away just off Bathwick Hill, yet within 10 minutes` walk of the city centre. The property is pet friendly and would offer the perfect city home with a hint of country, and would be great alternative to a city centre apartment. Certainly one to be seen. Offered unfurnished. Available now.

EPC Band E. Council Tax Band E (please see Bath |& North East Somerset website for current cost). Parking Permit Zone 1.

Available for an initial 12 month tenancy.

Mains electric, gas and mains water.

Solar panels.



Parking is either on street with permit or in the garage which is to the left of the property.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1850 per calendar month: Holding deposit of 1 week's rent £426.92 (deducted from first month's rent) Security deposit of 5 weeks rent £2,134.61

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E
Directions	





Denotes restricted  
head height

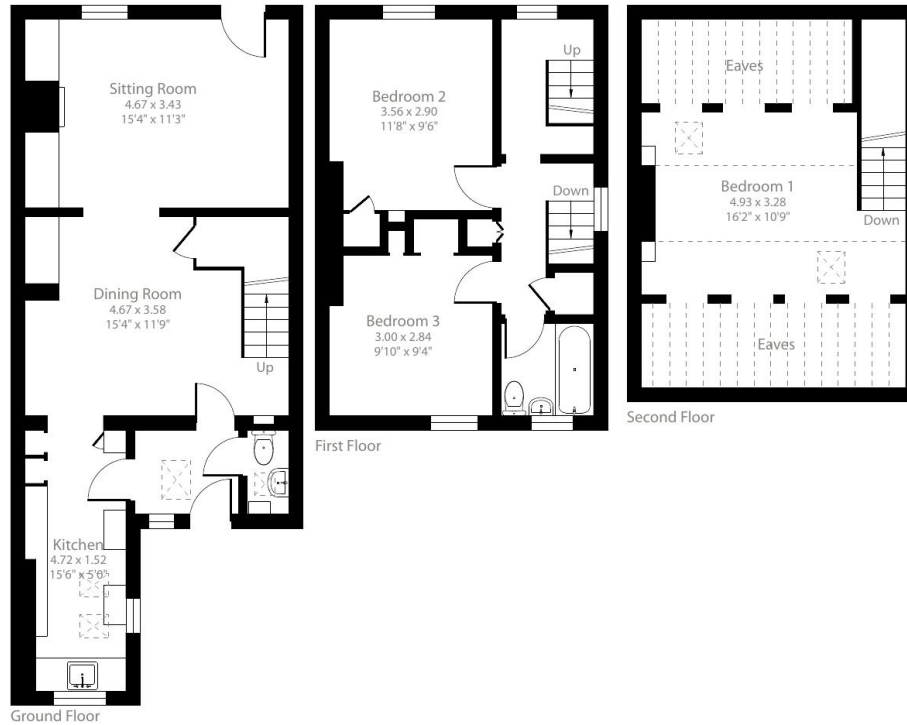
## Castle View, Sydney Wharf, Bath, BA2

Approximate Area = 985 sq ft / 91.5 sq m

Limited Use Area(s) = 248 sq ft / 23 sq m

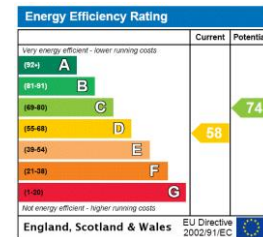
Total = 1233 sq ft / 114.5 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Carter Jonas. REF: 1197862



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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