

whiteley helyar



1,472 ft²



4 double
bedrooms



2 shower rooms
& W.C.



hardstanding
along with
resident's permit
parking

Guide Price £750,000

79 St. Johns Road, Bathwick, Bath, BA2 6PZ

A four double bedroom, semi-detached house with westerly patio garden, just a short walk from the city centre and offered with no onward chain. Extended to both the side and the rear, this spacious family home provides an opportunity to live in a superb, sought after and central location.

ACCOMMODATION

Porch opening to entrance hall
Bay fronted sitting room
Dining room opening to:
Kitchen/breakfast room with patio door to the garden
Four double bedrooms
Two shower rooms & separate W.C.

EXTERNALLY

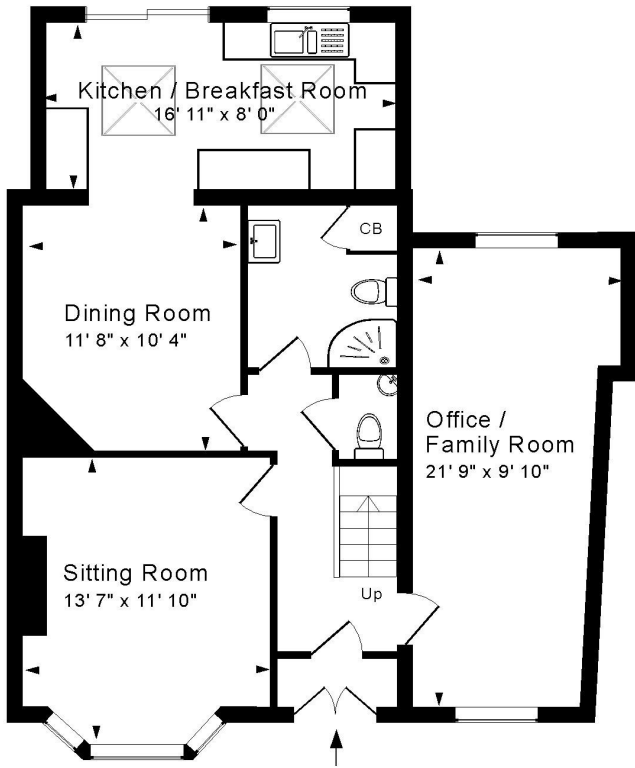
To the front of the house, a hardstanding provides off-street parking for a smaller car. To the rear, a couple of steps lead down from the kitchen patio doors to an enclosed westerly garden. Mainly laid to patio, with areas of gravel as well, creating a low maintenance space perfect for enjoying the afternoon and evening sunshine.

LOCATION

St Johns Road occupies such a handy and sought after location. The extensive range of shops, restaurants and amenities in the heart of the city are within a short stroll, as are Bath Spa Railway Station and The Recreation Rugby Ground. Delightful walks through Henrietta Park, Sydney Gardens (with its excellent children's playground and tennis courts) and along the Kennet and Avon are also very close at hand.

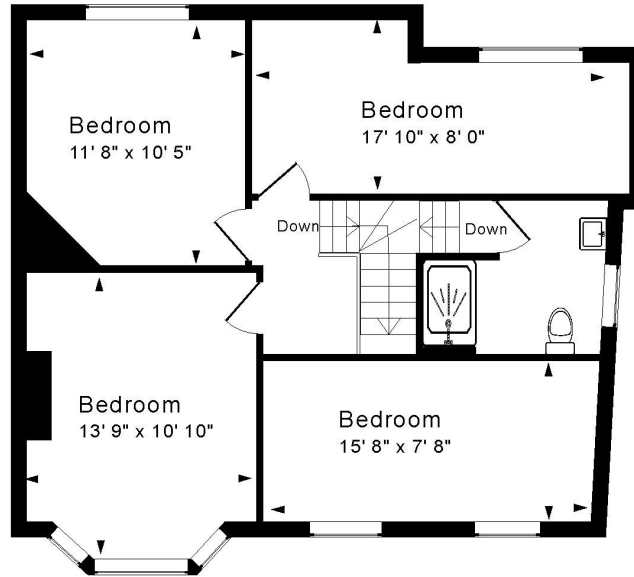






Ground Floor

Approx. Gross Internal Floor Area 1,472 Sq. Ft. / 138 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026
 Drawing Number:172-0909
 79 St Johns Road, Bathwick, Bath, BA2 6PZ.



First Floor

Tenure: Freehold
Council tax band: 'E'
£2,842 (2026/2027)



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

