



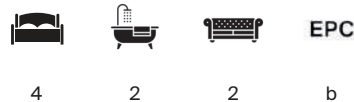
STOTHERT AVENUE

Bath, BA2



A CONTEMPORARY FOUR-BEDROOM TOWNHOUSE IN BATH

Glazed doors open onto a third-floor terrace, offering views across Bath's southern slopes.



We are advised that the property is connected to a district heating system, mains electricity, water, drainage and superfast fibre optic broadband.

Local Authority: Bath and North East Somerset

Council Tax: F

what3words: ///artist.cage.losses

Method of Sale: We are advised that the property is Freehold. There is six monthly charge of approx £663 for the maintenance of the carpark and private roads.

Viewings: Strictly by prior appointment with the agent Knight Frank LLP



SITUATION

Set on the banks of the River Avon, Bath Riverside offers a level walk or cycle along a car-free towpath into the heart of the city, with Bath Spa and Oldfield Park railway stations both within easy reach, making commuting to Bristol or London straightforward.

Bath Riverside is an established community centred around Elizabeth Park with its cafés and coffee shops. Victoria Park is nearby, offering a popular children's playground, botanical gardens and the scenic Dell nearby. The area is well served by gyms and wellness studios, including a Sunday Pilates studio within walking distance. There is a good choice of local primary schools and the property is well placed for Hayesfield Secondary School, alongside Bath's wider cultural, leisure and sporting amenities.







THE HOUSE

Number 31 Stothert Avenue is a chain-free, immaculate four-storey townhouse built in 2015, set on a quiet residential road close to Bath's city centre. The property benefits from two allocated parking spaces within a private rear car park and has been carefully maintained by the current owners since their purchase in 2017. Finished throughout in light, neutral tones, the house offers bright, contemporary accommodation arranged over four levels.

Steps lead to the front door and into a welcoming hallway providing access to a study or fourth bedroom and a well-proportioned living room. French-style doors open from the living room onto a balcony overlooking the south-facing garden. Stairs descend to a generous kitchen, dining and family room with direct access to the garden and front courtyard, a range of Siemens integrated appliances, a utility cupboard and a WC. The upper floors provide two bedrooms with fitted wardrobes and a family bathroom, while the principal suite occupies the top floor, featuring extensive storage, an ensuite bathroom and a private terrace with views towards Bath's southern slopes.



OUTSIDE

The property benefits from five distinct outdoor spaces: a first floor balcony, a third floor terrace, a front courtyard, a rear garden and access to a private car park.

The south facing rear garden is rectangular and level, with a boundary wall along one side and fencing to the other sides. A gate provides direct access to the private car park, where two allocated spaces are located. A paved dining terrace sits immediately adjacent to the house and continues as a pathway to the end of the garden, where a further terrace and several storage sheds are positioned. The remainder of the garden is laid to lawn, interspersed with planted borders and raised wooden beds.



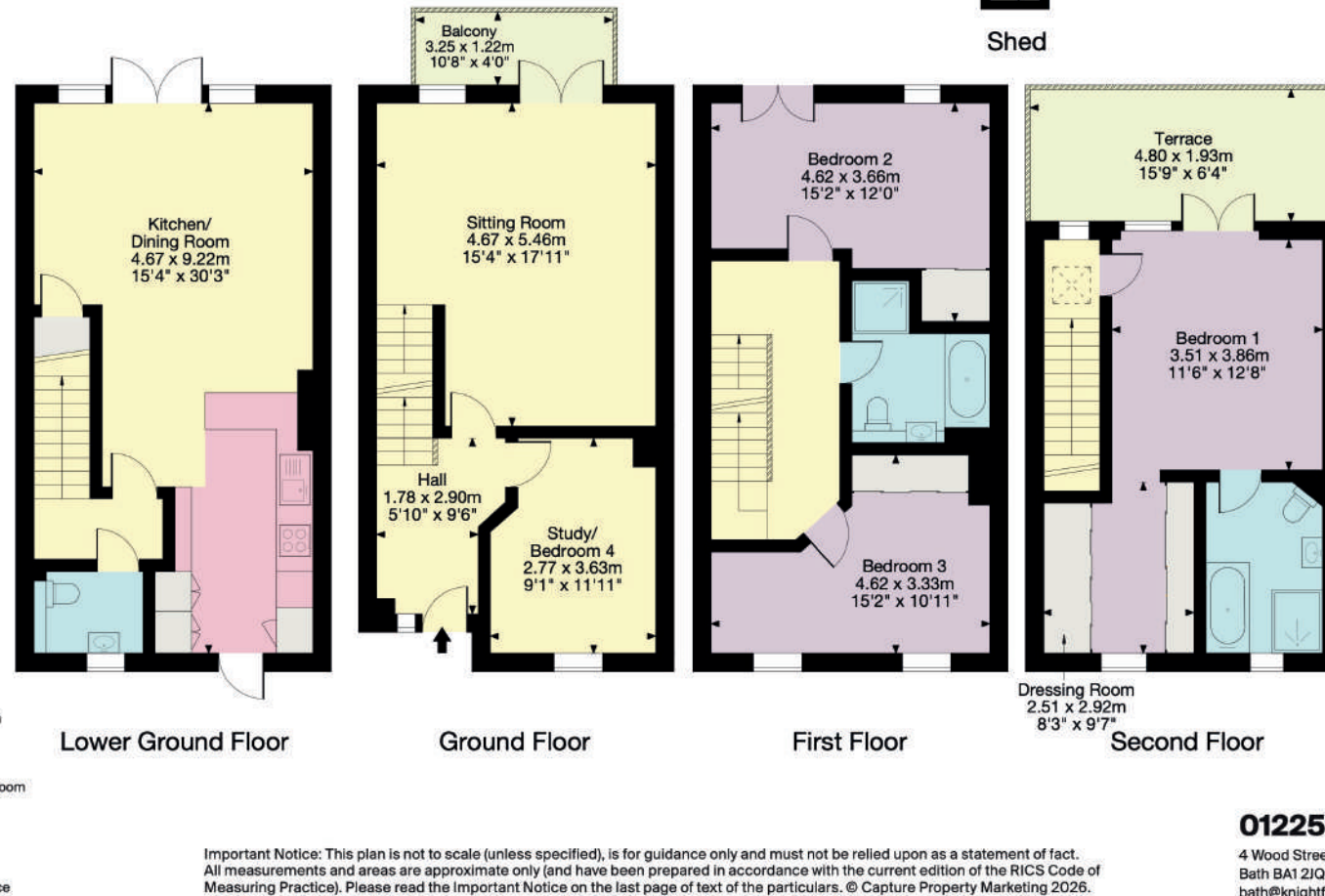
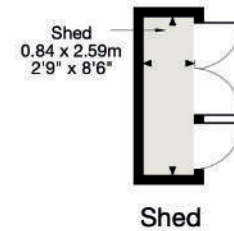




Stothert Avenue

Bath BA2

Gross Internal Area (Approx.)
Main House = 160 sq m / 1,727 sq ft
Shed = 2 sq m / 23 sq ft
Total = 162 sq m / 1,750 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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