



Northend, Batheaston, Bath, BA1 7ES

welcome to

Northend, Batheaston, Bath

Set within the beautiful village of Batheaston, Allen & Harris Larkhall are pleased to offer this end of terrace cottage. Set to go to Auction on the 28th July 2026. Open House Viewings now available.



This character two bedroom end of terrace cottage requires complete renovation and updating throughout, and once fully modernised will represent a much sought after property, in an idyllic village location on the outskirts of Bath.

The accommodation is set over three floors comprising of Ground Floor: Living Room with Stairs to First Floor, Dining Room, Kitchen, Bathroom. First Floor: Landing with Spiral Staircase to Second Floor, Bedroom One. Second Floor: Bedroom Two. Outside: Garden to rear.

Located in the sought-after village of Batheaston, just over 3 miles from Bath city centre. A range of local amenities, including shops, cafés, and a primary school are all within easy reach. Transport links via the A4 provide convenient access to Bath, Bristol and the M4, while Bath Spa railway station offers direct services to London Paddington.

Living Room

18' 7" x 11' (5.66m x 3.35m)

Dining Room

9' 11" x 6' 4" (3.02m x 1.93m)

Bathroom & Lobby

10' 1" x 6' 2" (3.07m x 1.88m)

Kitchen

11' 5" x 5' 1" (3.48m x 1.55m)

Bedroom One

17' 4" x 11' 2" (5.28m x 3.40m)

Bedroom Two

17' 7" x 8' 3" (5.36m x 2.51m)



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- Auction Date 28th July 2026
- Open House Viewing Slots On Saturdays & Wednesdays
- Renovation Project
- Two Bedrooms & Two Receptions
- Set In The Beautiful Village Of Batheaston

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LAR105687 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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