



2 CORONATION COTTAGES
Batheaston

Carter Jonas

2 CORONATION COTTAGES, BATHEASTON, BATH, SOMERSET, BA1 7DZ

Period cottage • Two double bedrooms • Cosy living room with dining area • Kitchen with Rangemaster • Family bathroom • Sunny front garden • Wood floors and exposed Bath stone • Woodburning stove • Light filled rooms

DESCRIPTION

2 Coronation Cottages is a light filled two double bedroom period cottage situated in the heart of the popular village of Batheaston. Currently a family home, it was previously a successful holiday let with a gross income of £30,000 pa. The accommodation is laid out on three floors with a spacious sitting room with log burner, stripped wooden floors and a dining area. The well-appointed kitchen is a small step up, with Rangemaster cooker and ample worktop and storage space.

An attractive staircase leads up to the first floor with a double bedroom and family bathroom. The stair continues up to the second floor with an impressive main bedroom with vaulted ceilings and windows to the front and back filling the room with light.

Externally, the sunny front garden is mainly laid to lawn with a useful storage shed for bikes and equipment.

SITUATION

Batheaston village has a wide range of amenities from award winning GP surgery, dentist, Boots pharmacy, convenience store, pub, famed fish and chip shop and the wonderful Gather café. Bath City centre is less than 2.5 miles away with regular bus services running through the village. There is easy access to the M4 and A4 to Chippenham and Bristol, along with Bath Spa station. The property is ideally situated for those needing to commute.

A CHARMING LIGHT FILLED TWO DOUBLE BEDROOM PERIOD COTTAGE WITH SUNNY FRONT GARDEN IN THE HEART OF BATHEASTON VILLAGE JUST TWO MILES FROM BATH CITY CENTRE.



ADDITIONAL INFORMATION

Tenure: Freehold

Planning: The property is Grade II listed.

Services: All mains services are connected.

Council Tax: Band C.

Local Authority: Bath and North East Somerset Council.

EPC: Band E

Parking: On street parking, no restrictions.

Viewing: Strictly by appointment with Carter Jonas.

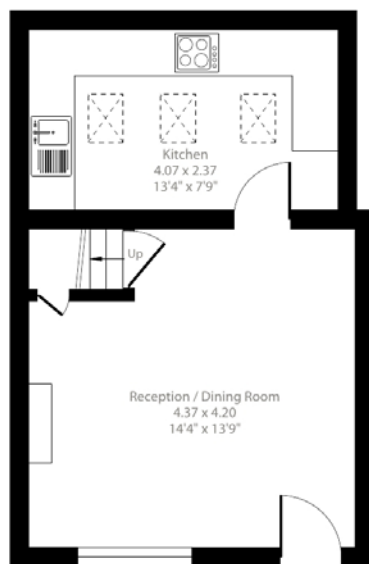
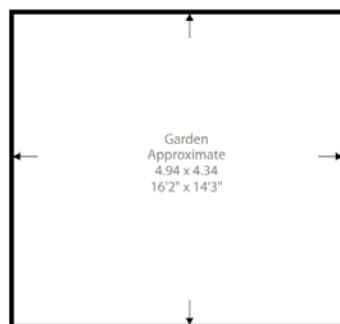




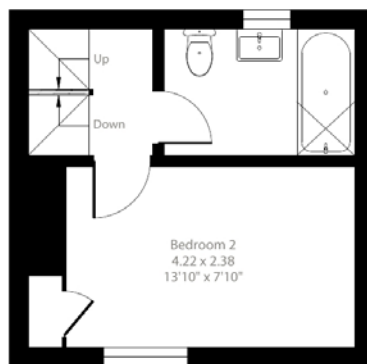
Coronation Cottages, Batheaston, Bath, BA1

Approximate Area = 697 sq ft / 64.7 sq m

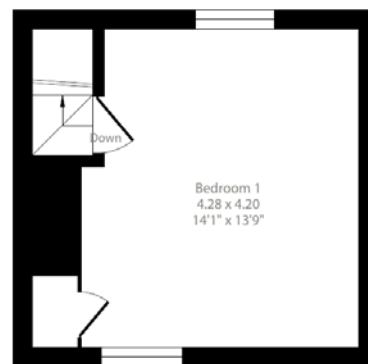
For identification only - Not to scale



Ground Floor



First Floor



Second Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Carter Jonas. REF: 1264605



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.