



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.

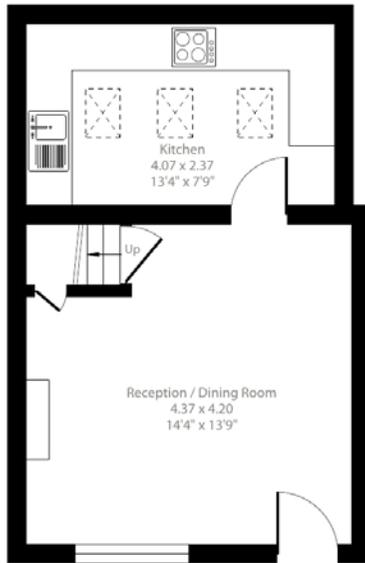
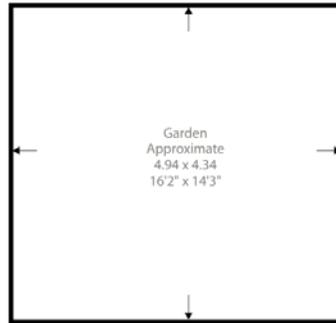




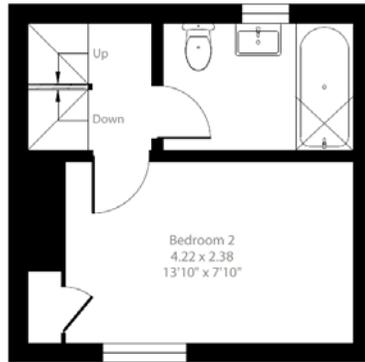
Coronation Cottages, Batheaston, Bath, BA1

Approximate Area = 697 sq ft / 64.7 sq m

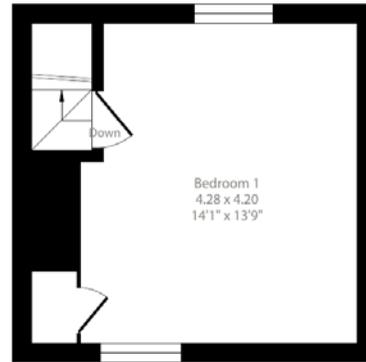
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Ground Floor



First Floor



Second Floor



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

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