



St. Mary's Close, Bathwick, Bath BA2 6BR
For Sale - £895,000



An outstanding semi-detached house in this very sought-after and rarely available central Bath location. Such a lovely setting in this small cul-de-sac of similar homes and ideally situated close to King Edward's School and the University of Bath. About a ten minute walk to Pulteney Bridge and fifteen minutes to train station along the canal. The property has been tastefully refurbished by the present owners and their love of gardening has created the perfect setting for the house.



Entrance Hall

Property Features

Gas central heating | Double glazed windows | Kitchen with gas cooker, built-in fridge and freezer | Separate Utility Room with dishwasher | Off-road gravelled parking spaces to the front and rear of the house | Undercroft storage | Solar panels providing additional hot water

The Garden

Mixture of roses, shrubs, perennials, two apple trees and various soft fruits. Also a small wildflower meadow and wildlife pond in upper part of the garden.

Size

139 sq. m. (1501 sq. ft.) approx.

Tenure

Freehold

Council Tax

Band F: £2,674.68 - 2021/22

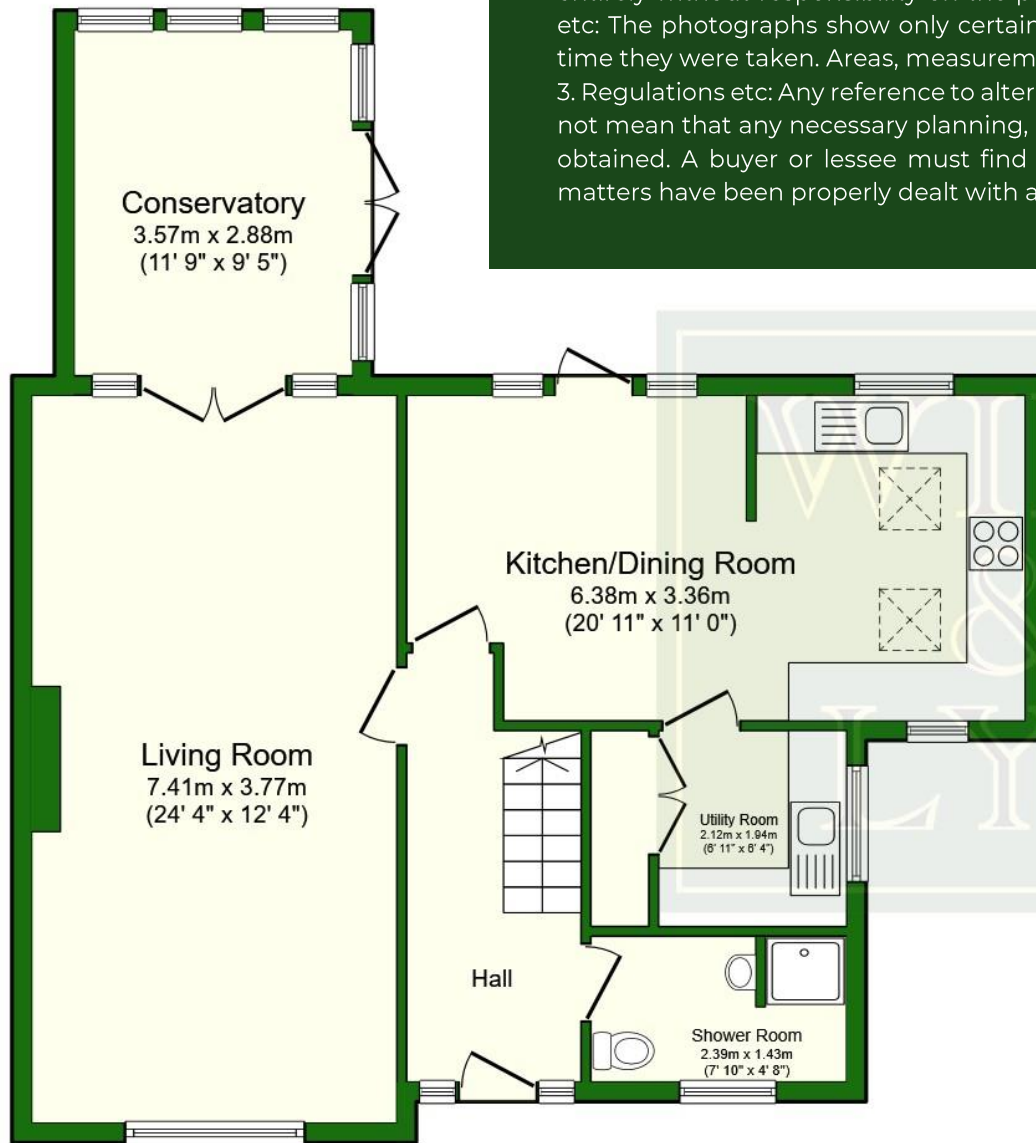


Arrange a viewing

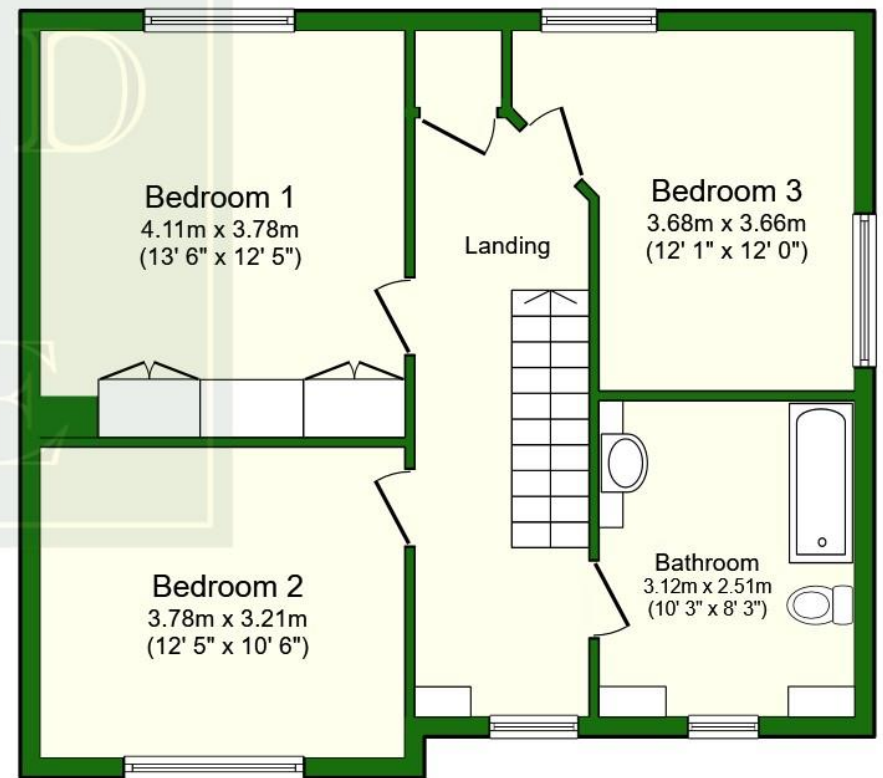
01225 443322

www.wildandlye.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wild & Lye in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wild & Lye nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



Ground Floor



First Floor



Living Room



Kitchen/Dining Room





Conservatory



Sunny raised deck



Bedroom 3



Bedroom 2



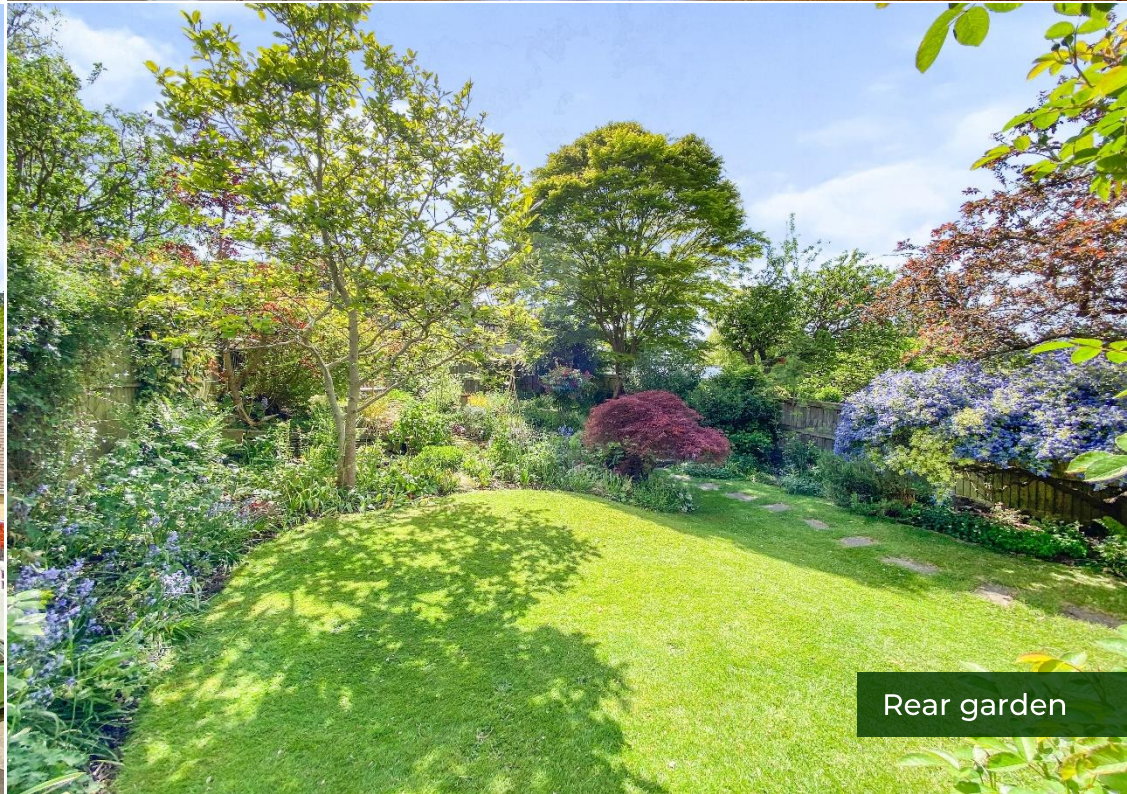
Bedroom 3



Bathroom



Front view



Rear garden

Plan your move with Wild & Lye...



Choose a Bath estate agency that advertises
on the best property websites and offers
free furniture removal to its sellers.

01225 443322

wildandlye.com