



Darlington Road, Bath BA2 6NN  
For Sale - £1,350,000





Distinctively designed detached residence with predominantly ground floor accommodation and a fifth bedroom in a first floor turret. It's exciting architecture for a 1988 build with clever use of double-aspect corner windows throughout and high vaulted ceiling in the Sitting Room which still feels cosy and welcoming with an open fireplace and glazed doors opening directly to the rear terrace. Occupying a prime central Bath location in private gardens with canal frontage and with ample parking space at the front of the property and a double garage.





Welcome to Ashleas

### Comfort & Design

Gas central heating | Double glazed wooden framed windows | Open-plan layout | Spiral staircase up to the turret bedroom | Easily accessible gutters and downpipes | Energy efficiency enhanced by solar panels

### Garage

5.54m x 5.51m (18'2" x 18'1")

### Detached Studio

3.42m x 2.16m (11'3" x 7'1")

### Location

Bathwick is popular with a variety of different age groups as there really is something for everyone. Enjoy the beautiful parks, walks along the canal, short walk from two of the best schools in Bath, the city centre, train and bus station.

### Video tour

<https://youtu.be/zVekGLWpt9M>

### Tenure

Freehold

### Council Tax

Band G



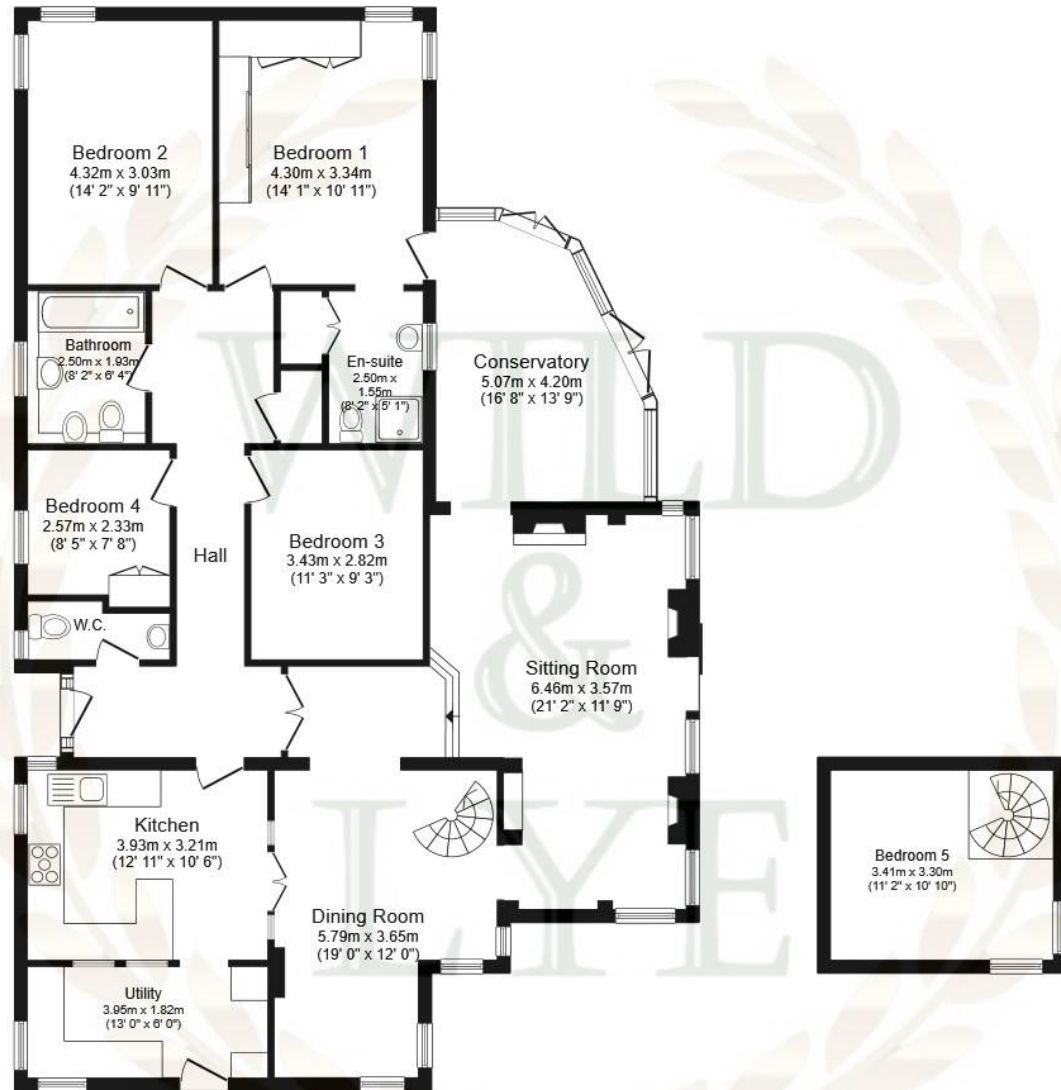
### Arrange a viewing

01225 443322

[www.wildandlye.com](http://www.wildandlye.com)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



## Ground Floor

Floor area 154.0 sq.m. (1,658 sq.ft.)

## First Floor

Floor area 11.4 sq.m. (122 sq.ft.)

**TOTAL: 165.3 sq.m. (1,780 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

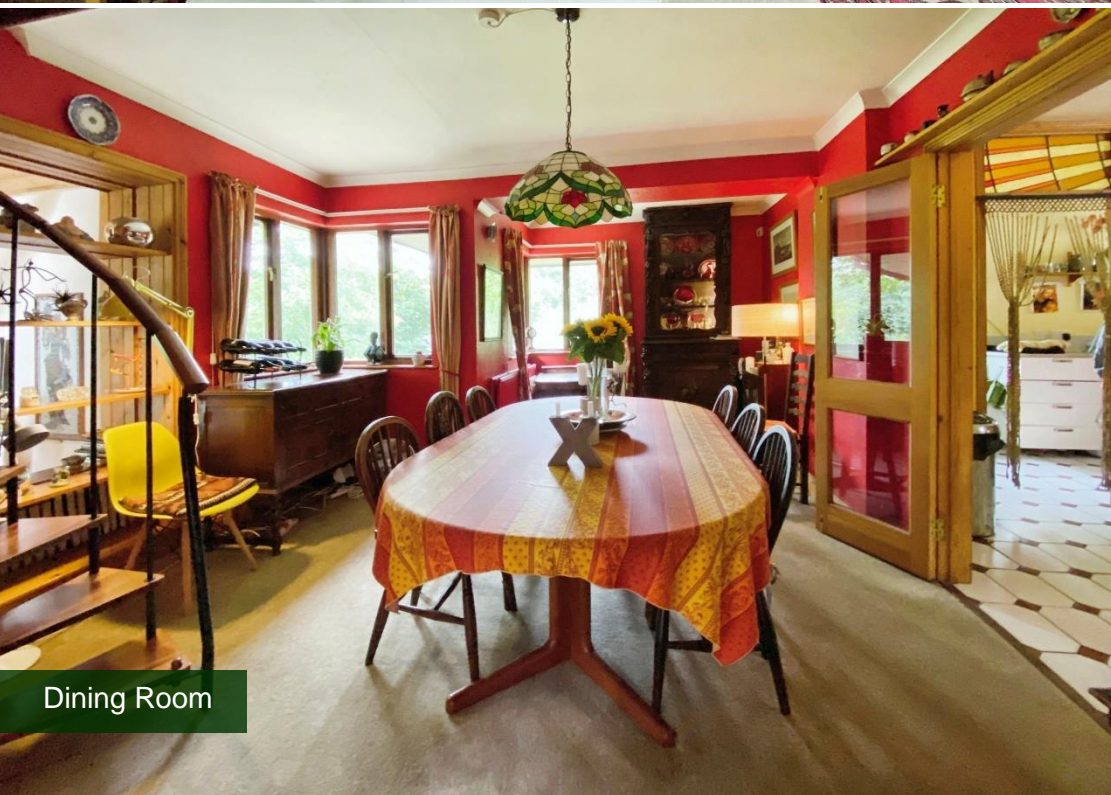




Sitting Room



Kitchen



Dining Room



Conservatory







