



**For Sale** £725,000



**Powlett Road, Bathwick, Bath BA2 6QL**

**Extended Victorian end house with a useful detached outbuilding.**

3 Beds | Gas CH | EV charger | Superb location | Well presented for sale

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### **We like**

The substantially built multi-purpose detached building in the rear garden is a great addition to the property and there is also ample parking space on the drive at the front of the house.

### **Location**

It really could not be better. The Bathwick Estate (circa. 1890 to 1910) offers a variety of different sized homes in attractive tree-lined avenues. It is popular with a variety of different age groups as there is something for everyone. Away from main roads, surrounded by beautiful parks, walks along the canal, short walk from two of the best schools in Bath, the city centre, train and bus station.

### **Tenure**

Like many others in the area, the house is leasehold for 999 years from 29 September 1948. Ground Rent of £2.50 per year

### **Council Tax**

Band D

### **Arrange a viewing**

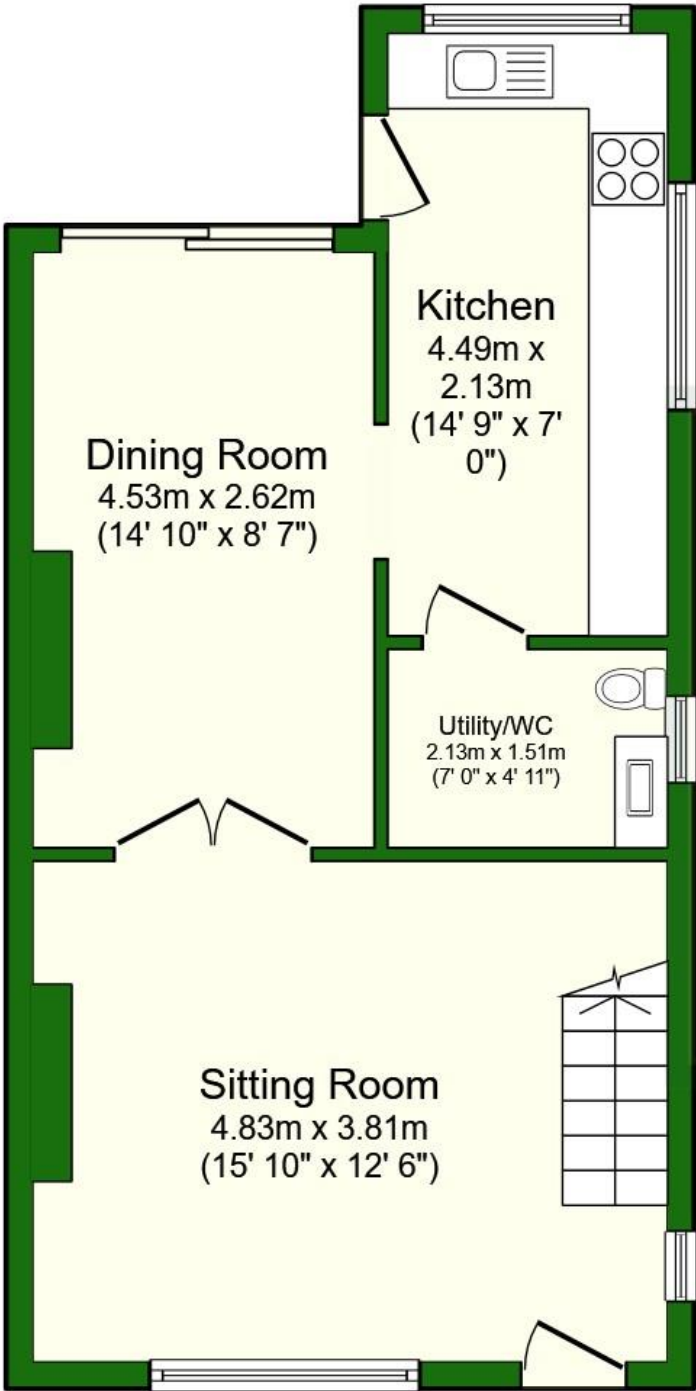
01225 443322

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

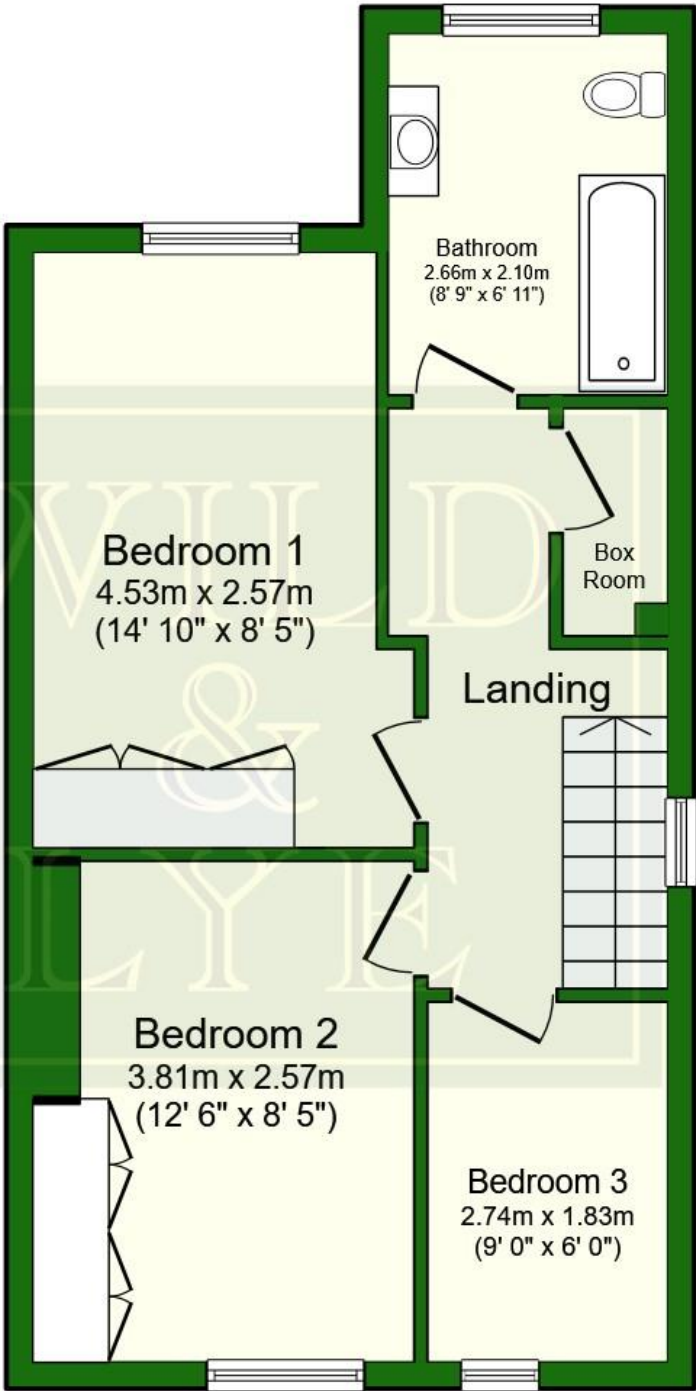


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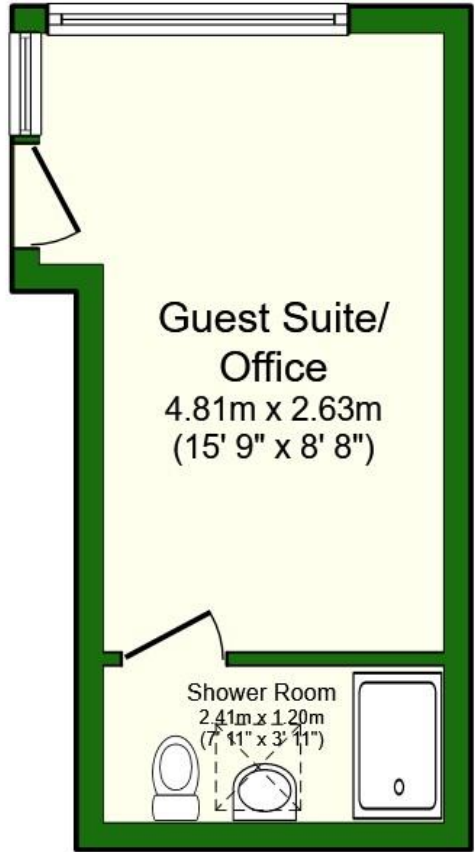
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Outbuilding

Total floor area 105.1 sq.m. (1,131 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX





Dining Room



Bedroom 1



Bedroom 2

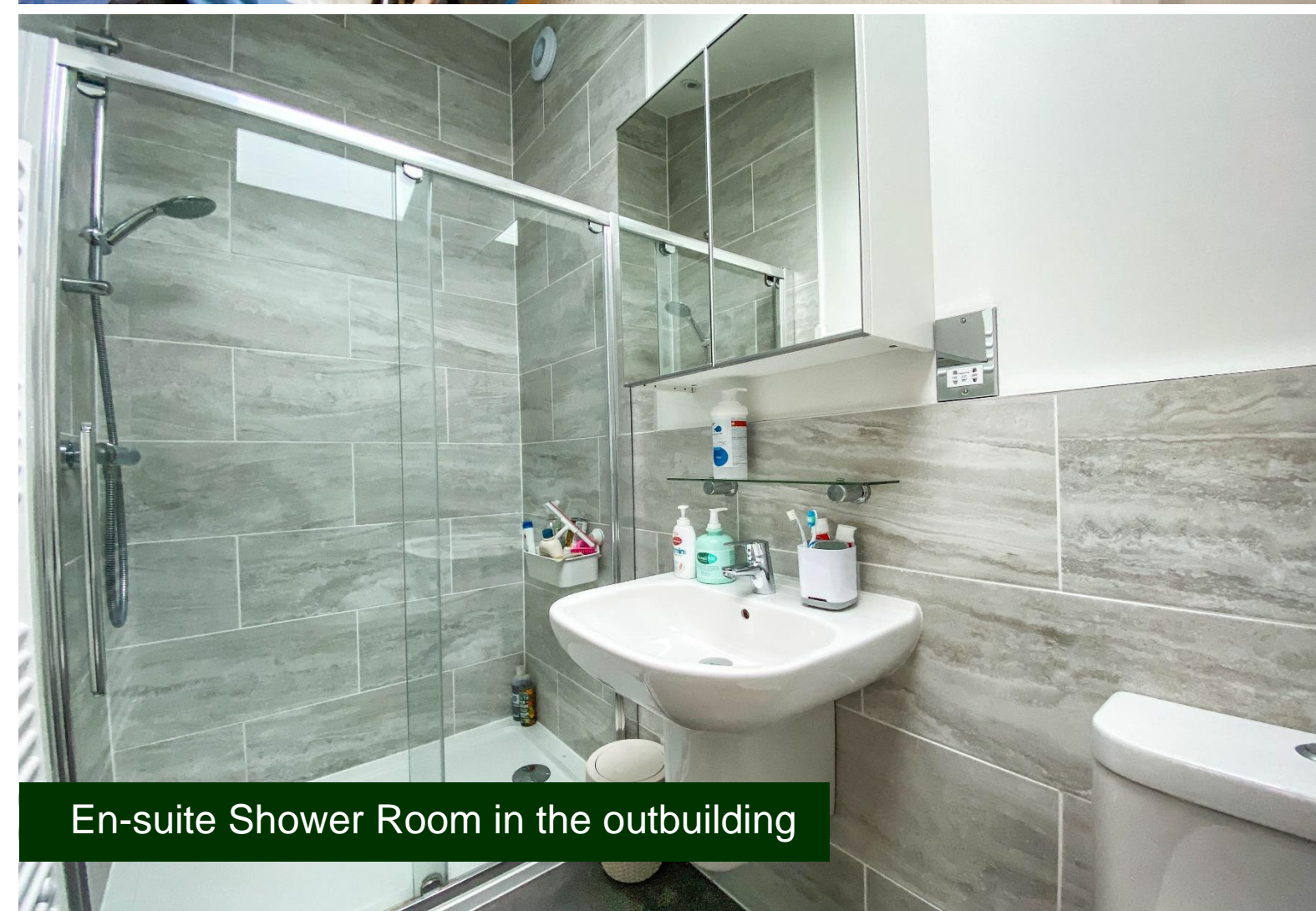




Bedroom 3



Outbuilding (Office/Studio/Guest Room)



En-suite Shower Room in the outbuilding



Rear Garden



**FREE**  
FURNITURE  
REMOVAL



When you  
sell your  
home with



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