



**Bay Tree Road, Bath, BA1 6NF**



**welcome to**

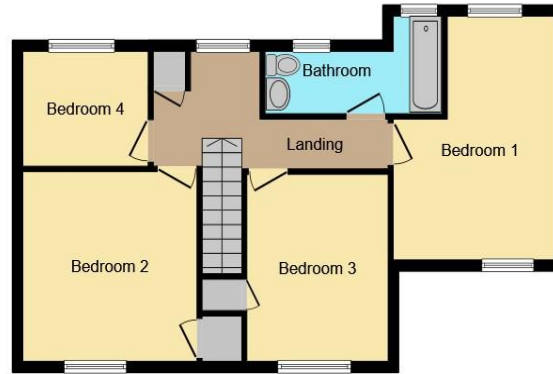
**Bay Tree Road, Bath**

An impressive four bedroom semi-detached house built in classic traditional style, discreetly situated in a quiet corner of this highly favoured road with the benefit of a wrap-around rear garden, garage & car-port and private drive.

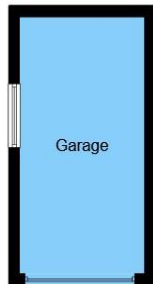




**Ground Floor**



**First Floor**



**Garage**



**Living Room**  
19' x 11' 5" ( 5.79m x 3.48m )

**Dining Room**  
15' 3" x 10' 7" ( 4.65m x 3.23m )

**Kitchen**  
9' 8" x 12' 2" ( 2.95m x 3.71m )

**Bedroom One**  
11' 4" x 11' 7" ( 3.45m x 3.53m )

**Bedroom Two**  
14' 8" Max x 10' 7" ( 4.47m Max x 3.23m )

**Bedroom Three**  
11' 5" x 8' 11" ( 3.48m x 2.72m )

**Bedroom Four**  
8' 2" x 7' 2" ( 2.49m x 2.18m )

**Bathroom**

**Outside**

**Front & Rear Garden**

**Garage, Car Port & Driveway**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

welcome to

## Bay Tree Road, Bath

- Favoured Larkhall/Fairfield Park location, close to local schools
- Positioned away from traffic flow in no through road
- Four bedrooms
- Large social spaces in both the living room and kitchen/dining room area
- Well established wrap-around rear garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£585,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105176](https://www.allenandharris.co.uk/Property/LAR105176)



Property Ref:  
LAR105176 - 0004

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