



**The Batch, Batheaston, Bath, BA1 7DR**

**welcome to**

**The Batch, Batheaston, Bath**

Unique & charming Georgian three bedroom cottage in a village setting...what absolute bliss. Good size rear garden with summerhouse, offered with No Onward Chain!





**Living Room**  
12' 11" x 11' ( 3.94m x 3.35m )

**Dining Room**  
13' x 9' 6" ( 3.96m x 2.90m )

**Kitchen**  
12' 5" x 6' 2" ( 3.78m x 1.88m )

**Landing**

**Bedroom One**  
13' x 9' 8" ( 3.96m x 2.95m )

**Bedroom Two**  
8' 9" x 7' 4" ( 2.67m x 2.24m )

**Bedroom Three**  
12' 7" Max x 6' 3" ( 3.84m Max x 1.91m )

**Bathroom**

**Garden Room**  
11' 7" Over void x 16' 11" ( 3.53m Over void x 5.16m )

**Outside**

**Garden**

**Summer House**  
9' 6" x 7' 6" ( 2.90m x 2.29m )

**Outside Office**  
5' 9" x 6' 4" ( 1.75m x 1.93m )

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)

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## The Batch, Batheaston, Bath

- Charming Georgian Cottage
- Village Setting On The Outskirts Of Bath
- Three Bedrooms & Two Receptions
- Garden Room (Could Be A Cinema Room)
- Detached Summer House With Stunning Views

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105525](https://www.allenandharris.co.uk/Property/LAR105525)



Property Ref:  
LAR105525 - 0003

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