

# whiteley helyar



1,360 ft<sup>2</sup>



2 bedrooms



bathroom & wc



on-street  
parking

Guide Price                      £325,000

2 Vine House, Church Road, Weston, Bath, BA1 4BT

## 2 Vine House, Church Road, Weston, Bath, BA1 4BT

### DESCRIPTION

A spacious two double bedroom period maisonette apartment, less than 1.5 miles from the city centre, offered with no onward chain. A private entrance opens to a lobby which provides a useful storage space for bikes or buggies, whilst the good size first-floor landing would make a perfect study area. Most conveniently located for the Royal United Hospital, and the shops and amenities of Weston village, this attractive property would suit owner/occupiers or investors alike.

### ACCOMMODATION

entrance lobby with storage  
sitting room  
kitchen/dining room

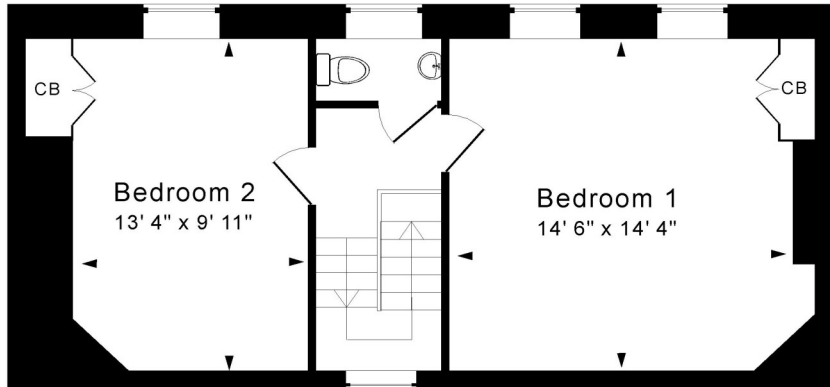
two double bedrooms  
bathroom & cloakroom  
study area

### LOCATION

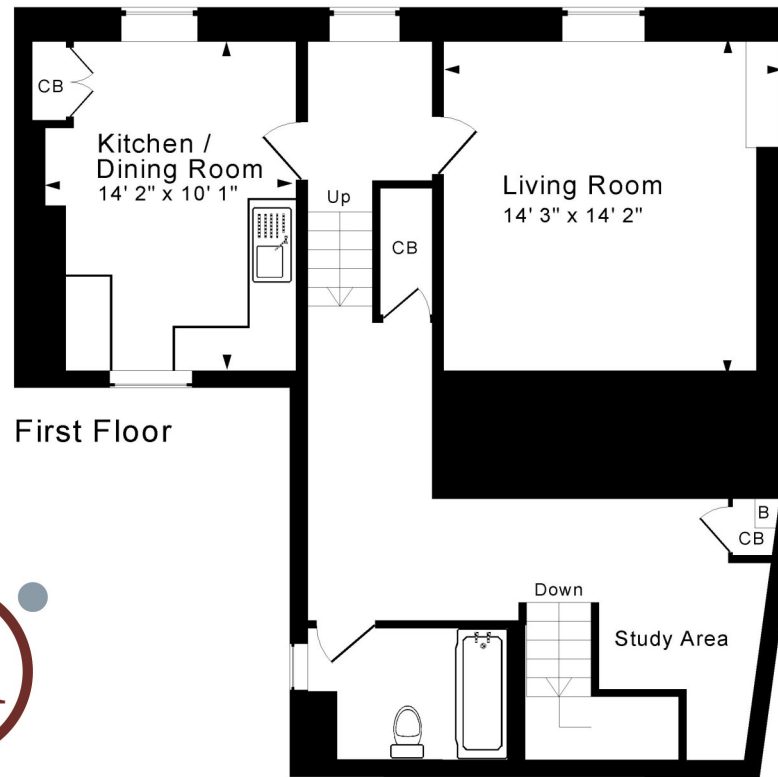
The apartment occupies a peaceful location on a no-through road in the older part of Weston village. Various shops are nearby on the High Street; whilst the centre of Bath with its fantastic range of shops, amenities, leisure facilities, restaurants and transport links are also easily accessible. The Royal United Hospital is just 500 yards away, and swift access to the M4 is available without having to cross the city.



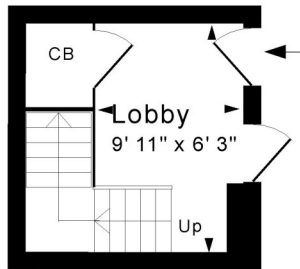




Second Floor



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	81
		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1,360 Sq. Ft. / 126 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2022  
 Drawing Number: 172-0506  
 2 Vine House, 5 Church Road BA1 4BT.

**Tenure:** Leasehold (share of freehold)  
**Annual service charge:** £TBC  
**Council tax band:** 'E' £2,333.17

