

# whiteley helyar



991 ft<sup>2</sup>



3 bedrooms



bathroom



on street parking

Guide Price                      £450,000

13 Raglan Terrace, Bath, BA1 6HR

A charming three bedroom terraced cottage positioned in this popular location, enjoying far reaching views and a large rear garden. This delightful property and offers versatile and well-presented accommodation arranged over three floors and retains a number of delightful features such as sash windows, exposed floorboards and period fireplaces.

### ACCOMMODATION

entrance hall  
sitting/dining room with feature fireplaces  
attractive fitted kitchen with door to the garden  
3 bedrooms  
remodelled bathroom

### EXTERNALLY

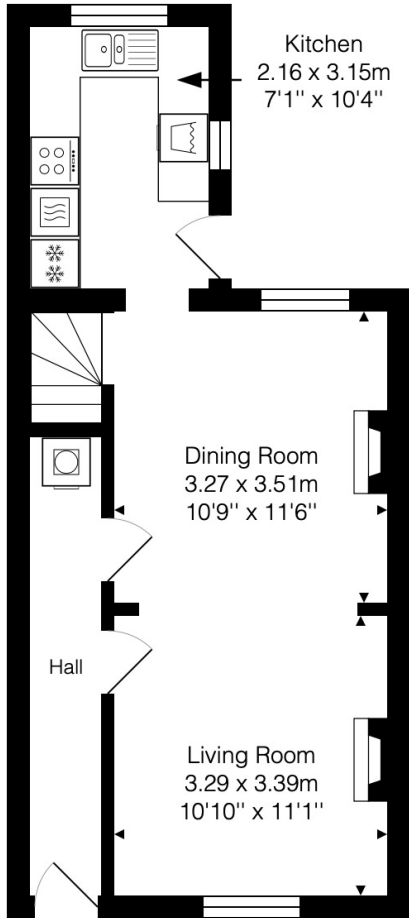
The property benefits from a low maintenance garden to the front with the large rear garden mainly laid to lawn with bushes and shrubs to borders.

### LOCATION

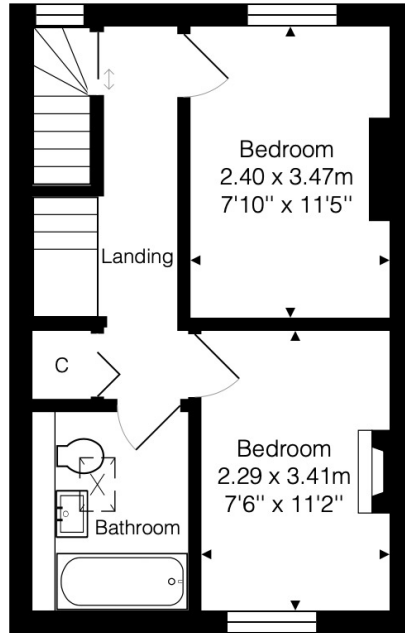
The house occupies a very popular location, being quietly situated on the sought after Northern slopes of the city and enjoys extensive semi-rural views. The lovely valleys of Charlcombe and Woolley are nearby, St Stephens Primary School and the Richmond Arms on Lansdown are just a short stroll away and the various shops and amenities in both Larkhall and the centre of Bath are within walking distance. A regular bus service to the city centre (about a mile away) runs close by, whilst swift access to the M4 is available without having to cross the city.



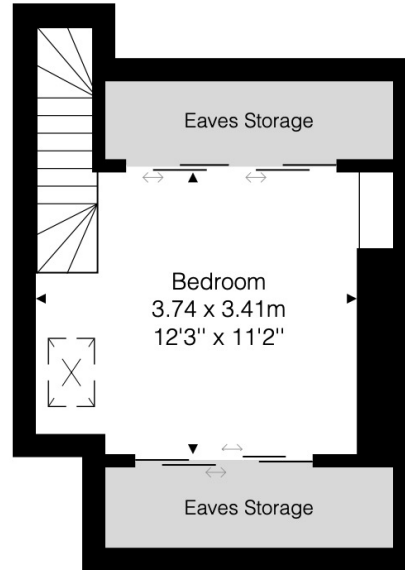




Ground Floor  
Area: 37.9 m<sup>2</sup> ... 408 ft<sup>2</sup>



First Floor  
Area: 30.5 m<sup>2</sup> ... 328 ft<sup>2</sup>



Second Floor  
Area: 23.7 m<sup>2</sup> ... 255 ft<sup>2</sup>

Total Area: 92.1 m<sup>2</sup> ... 991 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

**Freehold**  
**Council tax band 'C' £1,872.94**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	