

whiteley helyar



1,903 ft²



3/4 bedrooms



3 bathrooms



driveway &
permit parking
available

Guide Price £1,250,000

16 Horseshoe Walk, Bath, BA2 6DE

An excellent detached house in this most sought after and peaceful road enjoying fabulous views, cleverly remodelled and extended to a very high standard to create a stylish and versatile house of quality just a very short walk from the heart of the city.

ACCOMMODATION

| | |
|-----------------------------|---|
| 3 bedrooms | large family room/studio/bedroom with en-suite shower |
| 2 further bath/shower rooms | open-plan sitting room with doors to roof terrace |
| dining room | snug |
| kitchen | utility room |
| gas fired heating | top quality double glazed windows |

EXTERNALLY

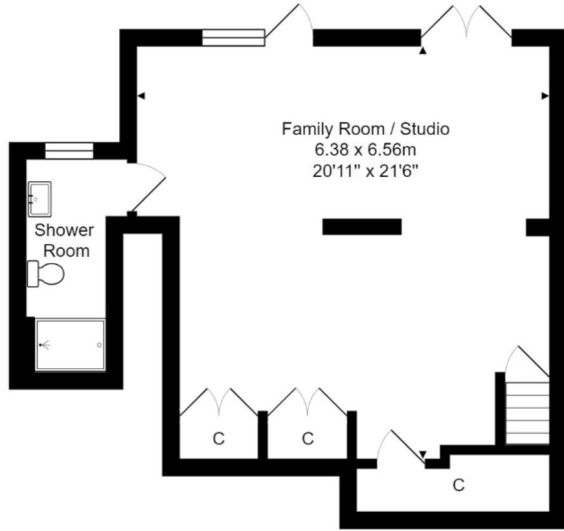
There is a low maintenance garden to the front of the property planted with flowers and shrubs, together with a car hardstanding space. Side access leads to the beautiful rear garden which comprises a large lawn with numerous mature bushes, ornamental shrubs, roses, hedging and specimen trees. At the bottom of the garden there is access to a delightful small stream, whilst directly off the house, are a couple of fabulous sun terraces in addition to the large decked roof terrace - a stunning place for outside dining and to enjoy the marvellous widespread and far reaching views. Outside lighting, water tap and detached timber outbuilding.

LOCATION

16 Horseshoe Walk is so well positioned within this highly desirable and quiet road, being within easy walking distance of Bath Spa Railway Station and the various shops and amenities in Widcombe and the city centre beyond. Lovely walks through open countryside, National Trust fields and along the Kennett and Avon Canal towpath are all close at hand, whilst the various schools and Bath University are nearby.

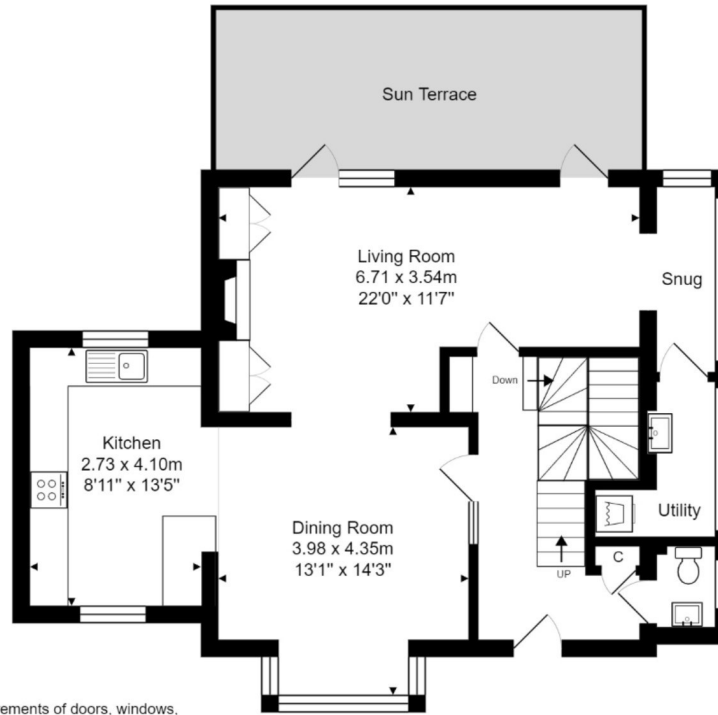




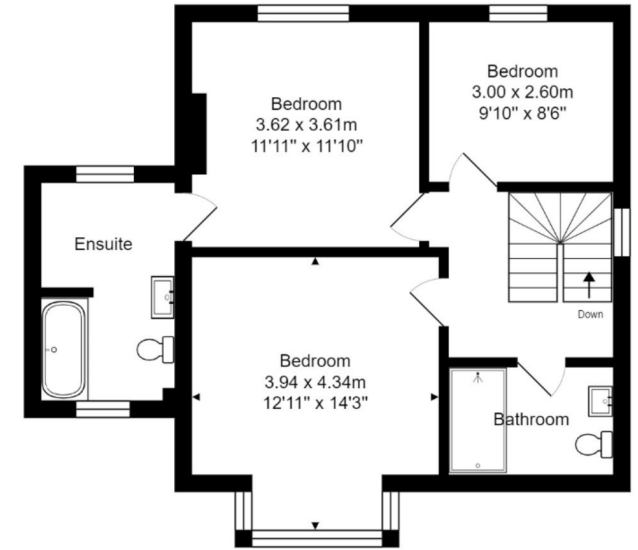


Lower Ground Floor
Area: 47.7 m² ... 513 ft²

Total Area: 176.8 m² ... 1903 ft² (excluding sun terrace)



Ground Floor
Area: 70.7 m² ... 761 ft²



First Floor
Area: 58.3 m² ... 628 ft²

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



| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |

Not energy efficient - higher running costs

England & Wales



Tenure: Freehold
Council Tax Band: 'F' £3,043.52pa