

whiteley helyar



3,307 ft²



6 bedrooms



2 bathrooms



3 garages

Guide Price £1,300,000

4 Beaufort West, Bath, BA1 6QB

An elegant and particularly spacious Grade II Listed Georgian townhouse with 3 outbuildings/garages in this most convenient and sought after location less than a mile from the centre of Bath. This charming double fronted house provides over 3,000 square feet of versatile accommodation and currently offers two separate kitchens providing great space for an independent family member.

ACCOMMODATION

6 bedrooms	2 bathrooms	drawing room
sitting room	dining room	study
further reception room	2 kitchens	utility room with WC
2 cloakrooms	gas fired heating	

EXTERNALLY

The house stands in private, enclosed gardens. To the front, they are mostly gravelled with a pathway to the pavement. The walled back garden comprises paved terraces with raised borders, ornamental shrubs and bushes. There is doorway to the central outbuilding/garage, in turn giving access out onto St Saviours Road and the 2 further garages with, effectively, private parking in front of all 3.

LOCATION

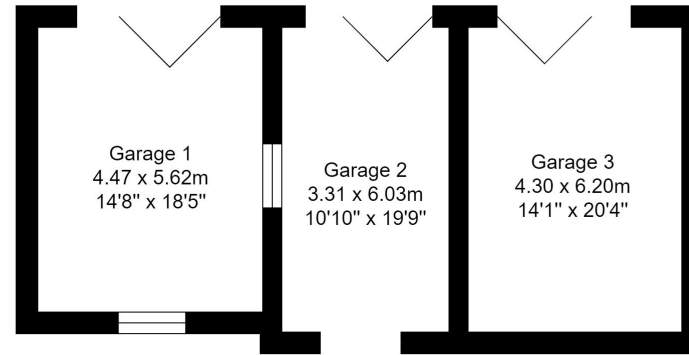
4 Beaufort West is a substantial Georgian property and occupies a popular and very handy position, set back and up from the road, yet literally around the corner from the excellent range of shops and amenities in the thriving 'village' of Larkhall. Lovely walks along The River Avon and across Kensington Meadows are very close at hand (as is access onto the cycle path), yet the centre of Bath is under a mile level walk away. There is a very frequent bus service into the centre of Bath, whilst easy access to the M4 is available without having to cross the city.





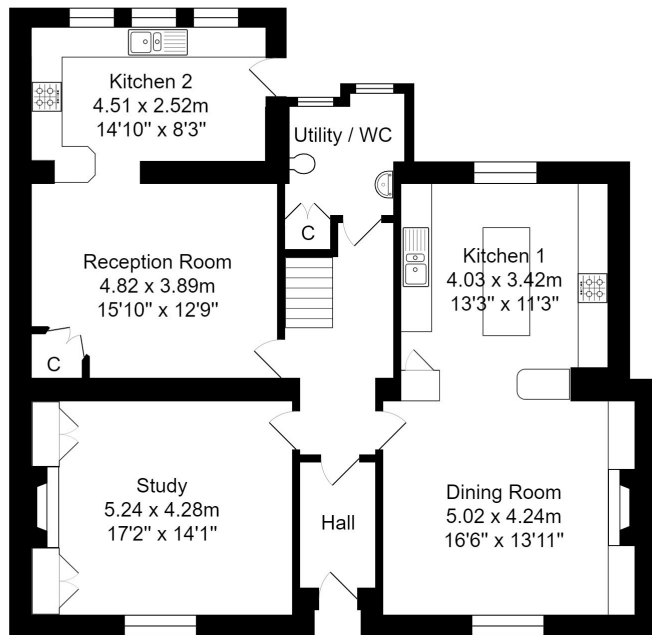
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
 This plan is purely for illustrative purposes only and should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

Total Area: 307.3 m² ... 3307 ft² (excluding Outbuildings)

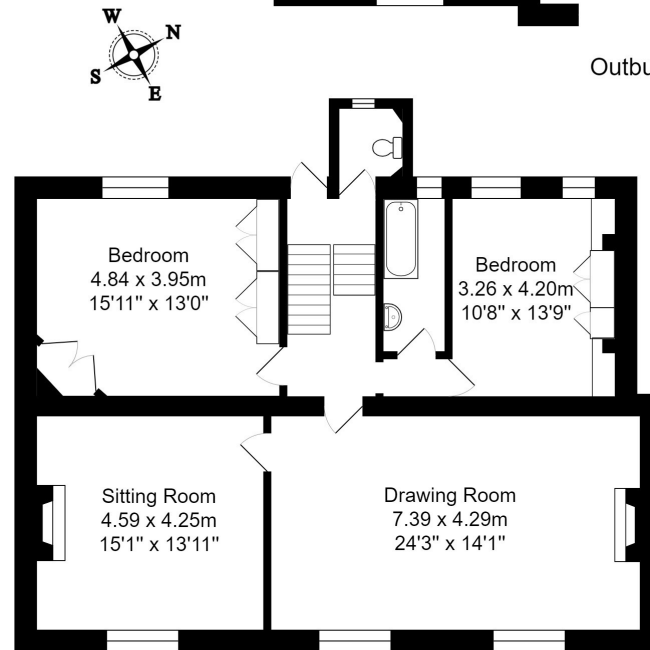


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(95-100)	B		
(85-95)	C		
(75-85)	D		
(65-75)	E		
(55-65)	F		
(45-55)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	72

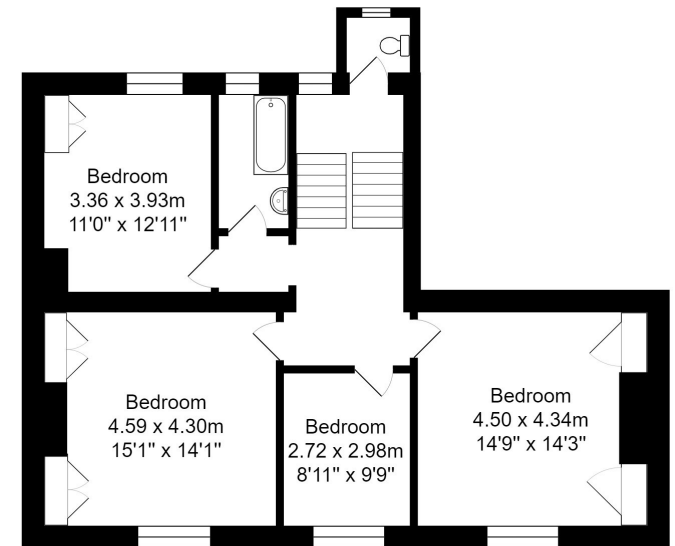
Tenure: Freehold
Council Tax Band: 'G' £3,511.75



Ground Floor
 Area: 119.3 m² ... 1285 ft²



First Floor
 Area: 103.6 m² ... 1116 ft²



Second Floor
 Area: 84.3 m² ... 908 ft²

