

whiteley helyar



1,524 ft²



3 bedrooms



bathroom &
cloakroom



car port &
driveway parking

Guide Price £700,000

Horseshoe Cottage, Weston Park, Bath, BA1 4AN

An attractive detached converted coach house enjoying a wonderful southwesterly facing aspect and views over the garden, most conveniently located in this highly sought after and peaceful location just over a mile from the very centre of Bath.

ACCOMMODATION

3 bedrooms
large sitting room with sliding door to balcony
kitchen
large utility room

bathroom
dining room
cloakroom
gas fired heating

EXTERNALLY

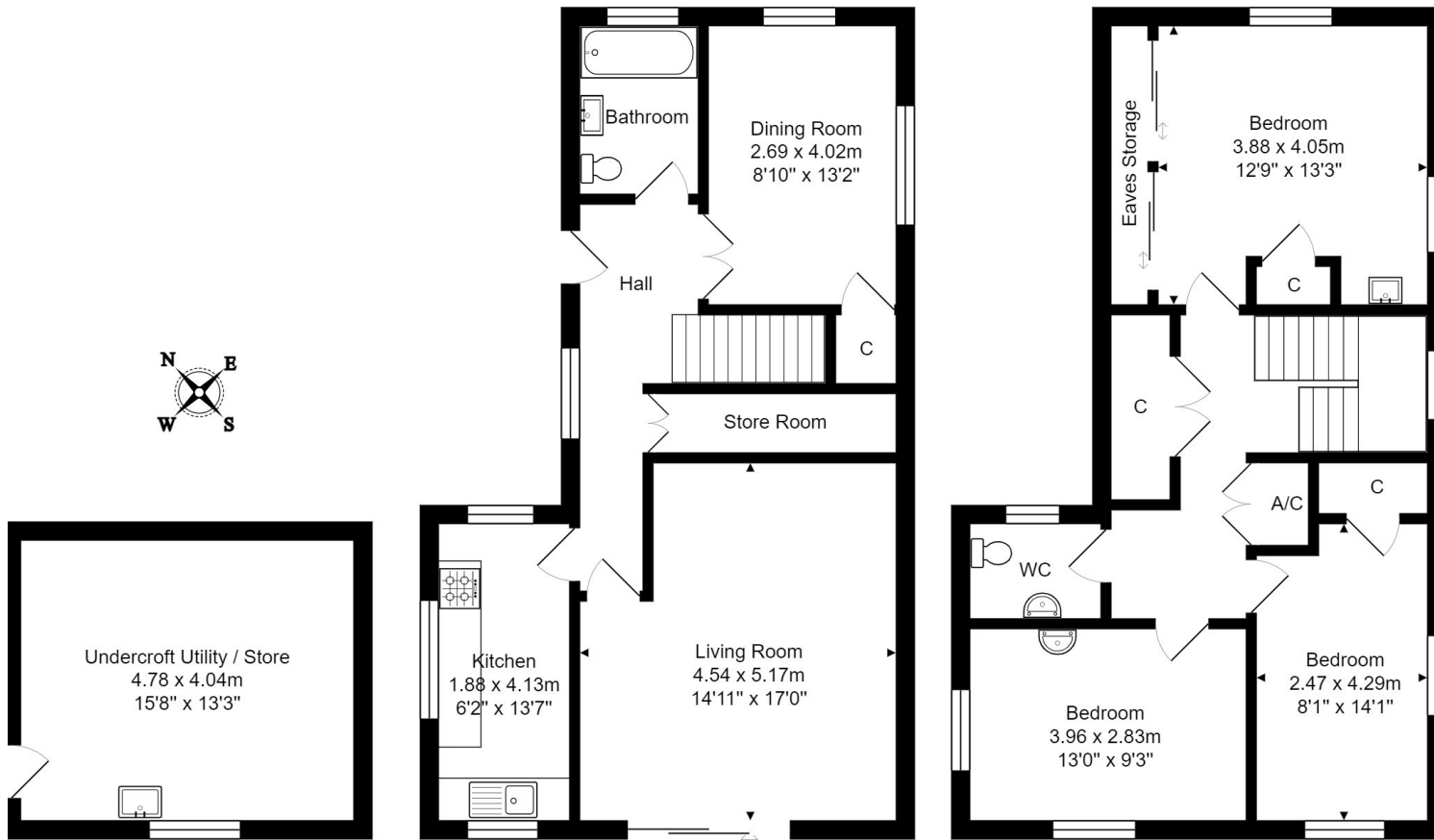
Horseshoe Cottage stands in charming, mature gardens of good size. Mostly to the rear and facing approximately Southwest, they are enclosed, with a large selection of shrubs, ornamental bushes and trees. In addition to the balcony, there is a large pond/pool, whilst in front of the house there is a small car port, together with a driveway providing off road parking for a number of vehicles.

LOCATION

The property occupies a lovely position, being quiet yet very handily placed. It is close to Royal Victoria Park - with its superb Botanical Gardens, extensive children's playground, golf and tennis - and less than 1½ miles from the centre of Bath. The excellent shops and amenities on Weston High Street are very nearby, as are Snapdragons Nursery and King Edwards Pre-Prep. Both Royal High & Kingswood Junior and Senior Schools and the Royal United Hospital are close at hand, beautiful walks along the Cotswold Way are within easy reach and swift access to the M4 is available without having to cross the city.







Undercroft
Area: 19.4 m² ... 209 ft²

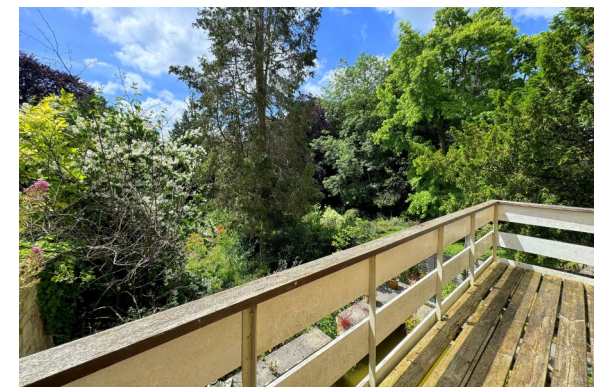
Ground Floor
Area: 61.1 m² ... 657 ft²

First Floor
Area: 61.1 m² ... 657 ft²

Total Area: 141.6 m² ... 1524 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

Tenure: Freehold
Council tax band: 'F' £3,043.52



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

