

# whiteley helyar



1,879 ft<sup>2</sup>



4 bedrooms



2 bathrooms



permit parking  
available

Guide Price                      £450,000

12 Vineyards, Bath, BA1 5N

## DESCRIPTION

A Grade II Listed Georgian townhouse in the very heart of the city, requiring complete refurbishment but offering a fabulous restoration opportunity.

## ACCOMMODATION

3/4 bedrooms  
2 bathrooms  
sitting room/bedroom 4  
living room  
further reception room  
2 kitchens  
utility  
2 separate WCs  
resident parking permit available (central zone)

## EXTERNALLY

The gardens are entirely to the rear. Whilst currently very overgrown, they are enclosed and of good size (and could be lovely!) with a lower courtyard and raised garden beyond. Steps lead down to a garden store/vault/outbuilding.

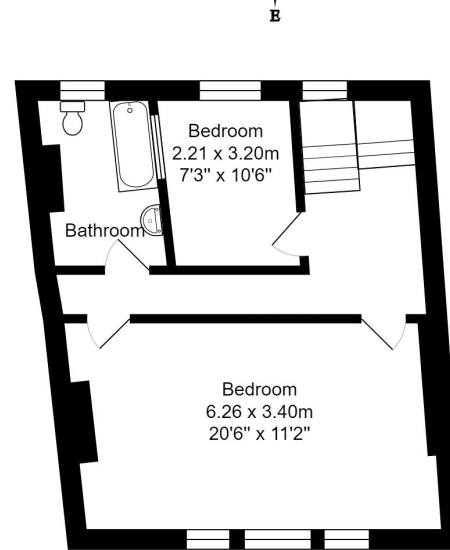
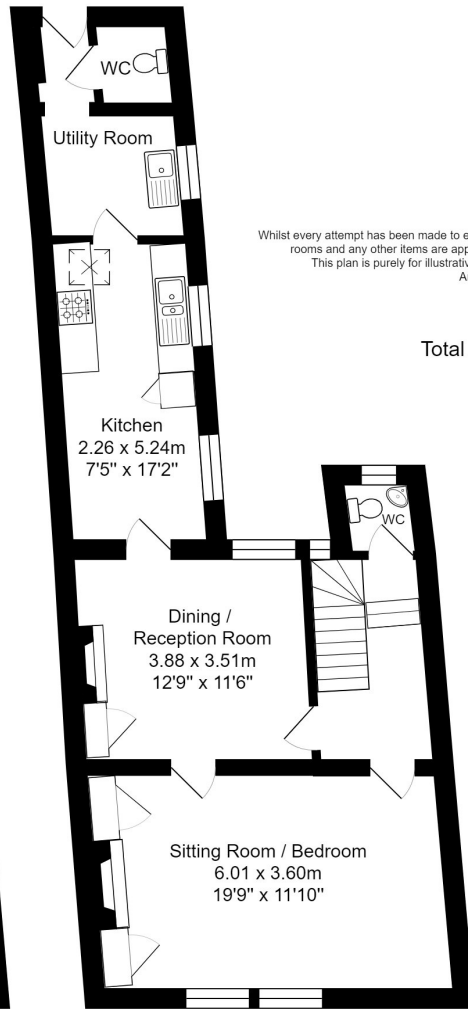
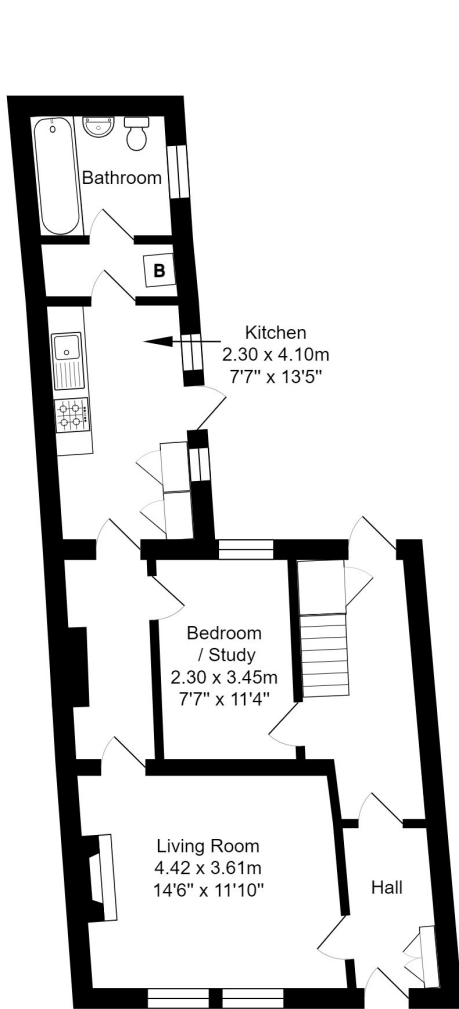
## LOCATION

Set well up and back from the road, the house is most conveniently located just a very short walk from Hedgemoor Park, Milsom Street and the countless shops and amenities in the city centre.

**NB The house is in a very poor state of repair and probably not mortgageable. The garden is also currently tricky to access, so please bear this in mind and do not bring children to the viewings.**

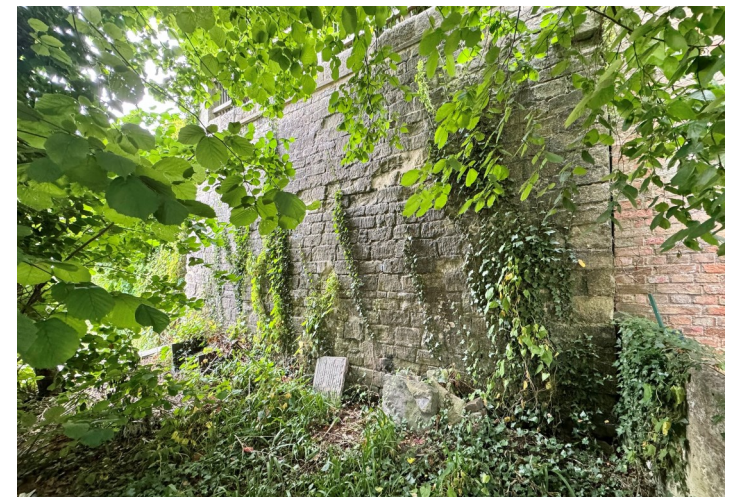






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be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

Total Area: 174.6 m<sup>2</sup> ... 1879 ft<sup>2</sup>



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	
(21-38)	F	39
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	