

# whiteley helyar



790 ft<sup>2</sup>



3 bedrooms



1 bathroom



garage

Guide Price                      £400,000

5 Heathfield Close, Bath, BA1 4NW

A three bedroom semi-detached family home on the north-west fringes of the city, with gardens to both front and rear, along with off-street parking and lovely views towards Kelston Roundhill.

### ACCOMMODATION

Sitting/dining room with lovely open views  
Kitchen with access to the garden

Three bedrooms  
Modern shower room

### EXTERNALLY

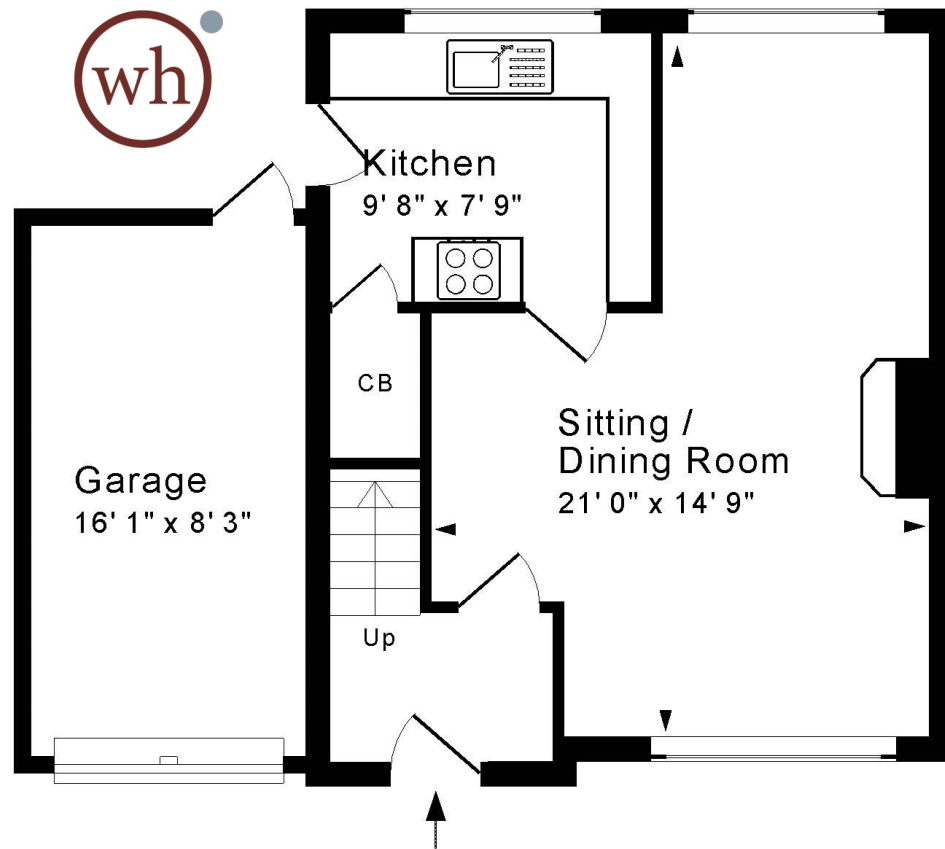
The house has a good-sized front garden, which is laid to lawn and bordered by planted beds to two sides, along with a low wall to the front. To the rear, a very private patio sits immediately behind the garage, with steps then leading up to a lawned garden with mature planting over two terraces. Off-street parking is provided on the driveway to the front, along with a single garage to the side of the house.

### LOCATION

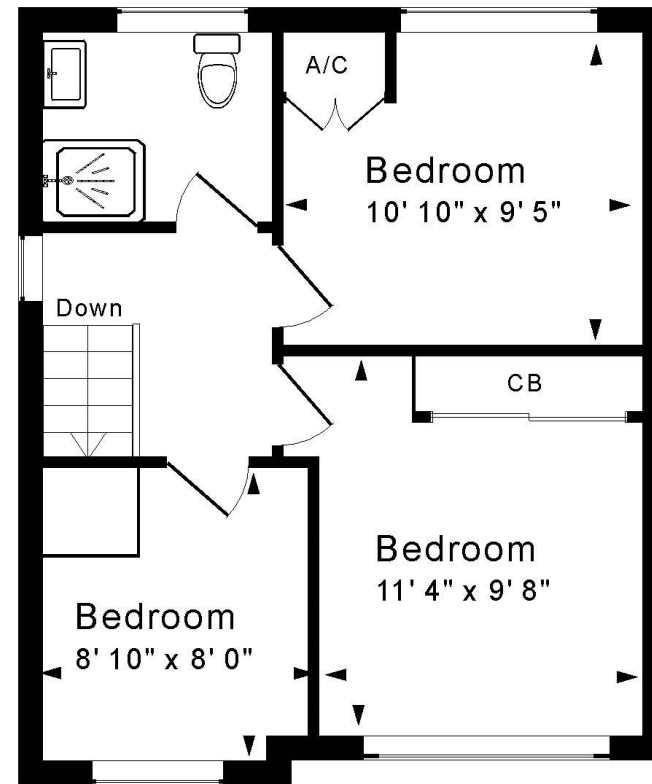
The house stands in a small residential cul-de-sac, within a short walk of the outstanding Weston All Saints Primary School and the various shops and amenities in Weston High Street beyond. The Royal United Hospital and Chelsea Road are close to hand - as are walks through fabulous rolling countryside. The house is well served by buses to the centre - some 3 miles away, whilst swift access to the M4 is available without the need to cross the city.







Ground Floor



First Floor

Approx. Gross Internal Floor Area 790 Sq. Ft. / 73 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024  
 Drawing Number: 172-0769  
 5 Heathfield Close, Weston, Bath, BA1 4NW.

**Tenure:** Freehold  
**Council Tax:** 'D' - £2,107.05



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

