

whiteley helyar



963 ft²



2 bedrooms



bathroom &
cloaks/utility



garage & further
parking

Guide Price £375,000

10 Harbutts, Bathampton, Bath, BA2 6TA

An end of terrace freehold house in this highly sought after development just under 2 miles from the centre of Bath. The property is part of an exclusive retirement development (with a minimum age limit of 60) and stands peacefully in beautifully tended gardens within this lovely setting, adjacent to, and overlooking, the canal.

ACCOMMODATION

2 double bedrooms
bathroom
cloakroom/utility
large living/dining room
well fitted kitchen
conservatory/porch
gas fired heating
double glazing
well maintained and delightful canal-side communal grounds
garage and further parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

LOCATION

Harbutts is within a very short stroll of the various shops and amenities in the village, including a convenience store, café, doctors surgery, St Nicholas church and the famous George public house. Wonderful walks through open countryside or along the Kennet and Avon Canal (either into the city or towards Bradford on Avon) are also very close at hand, whilst the centre of Bath is nearby - easily accessible by car, bus or on foot/bicycle along the canal towpath.

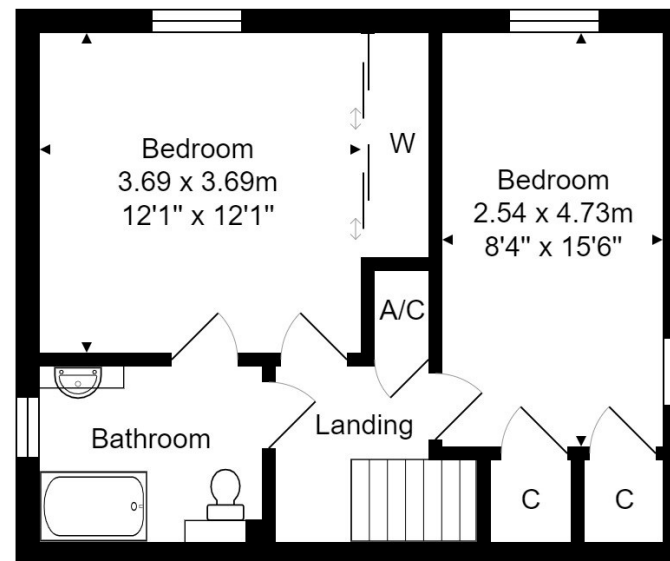
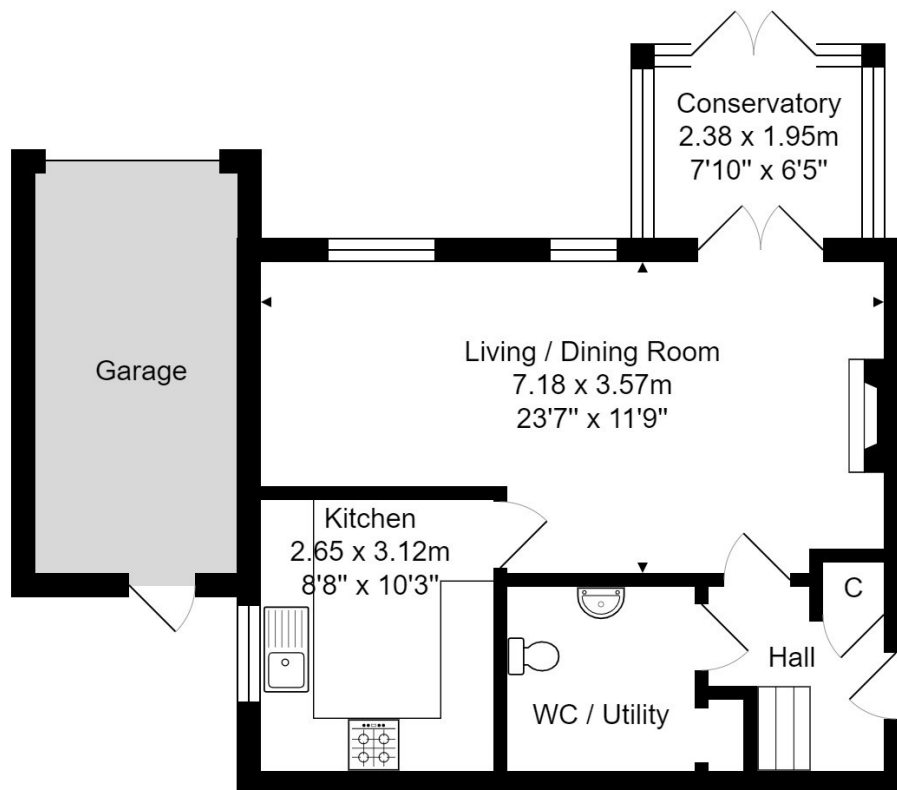




Tenure: Freehold
Council Tax: 'E' - £2,575.27

Service Charge: Approximately £4,000 pa
 (to include building upkeep and decoration, grounds maintenance, buildings insurance, window cleaning, services of an estate manager and other items)





Ground Floor
Area: 47.4 m² ... 510 ft²

First Floor
Area: 42.1 m² ... 453 ft²

Total Area: 89.5 m² ... 963 ft² (excluding garage)

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

