

# whiteley helyar



642 ft<sup>2</sup>



1/2 bedrooms



bathroom



on street

Guide Price

£300,000

16 Church Street, Bathford, Bath, BA1 7TU

A very charming terraced cottage of great character, delightfully located in the heart of this highly sought after village. Listed Grade II, the house stands in long gardens and enjoys wonderful semi-rural views towards Solsbury Hill.

### ACCOMMODATION

double bedroom

bathroom

sitting room

gas fired heating (with newly fitted boiler)

attic bedroom 2

kitchen

period features

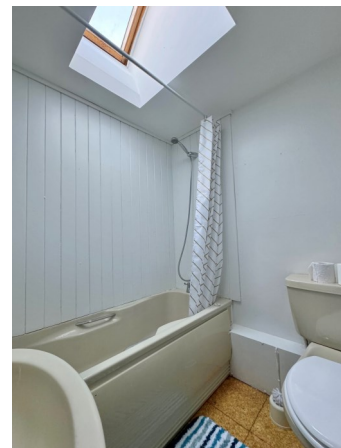
### EXTERNALLY

16 Church Street stands in long, narrow, beautiful gardens. They are mostly laid to lawn with hedging, fruit trees and various sitting areas to take in the super location and view. Parking is 'on street'.

### LOCATION

The property stands behind a cobbled pavement in this very desirable road in the middle of Bathford. It is within easy walking distance of the various amenities in the village (including a community shop/cafe, hair salon, pub, parish rooms, frequent bus service, 'outstanding' primary school, children's playground, allotments, rugby and cricket clubs and a church). Wonderful walks are very close to hand - either in the nearby open countryside, along the river, or up in the woodland at Brown's Folly, yet the city centre is just 3½ miles away.





**Tenure: Freehold**  
**Council Tax Band: 'C' £1,906.22 pa**

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](http://www.epcassessments.co.uk)

Total Area: 59.6 m<sup>2</sup> ... 642 ft<sup>2</sup>

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

