

whiteley helyar



1,397 ft²



4 bedrooms



2 bathrooms



garage & further
parking

Guide Price £750,000

11 Horstmann Close, Newbridge, Bath, BA1 3NX

An excellent Georgian style modern townhouse with a garage and allocated parking space, forming part of an impressive private development on the western fringes of the City. This well presented property offers versatile accommodation arranged over three floors and occupies a super position in this sought after development, overlooking the beautifully maintained central gardens/square.

ACCOMMODATION

master bedroom with en-suite shower room
3 additional bedrooms and family bathroom
sitting room with 3 sets of double doors opening to 'Juliette' balconies
large kitchen/breakfast room with double doors to garden
dining room/study

cloakroom
gas fired heating
double glazing
garage
further parking space

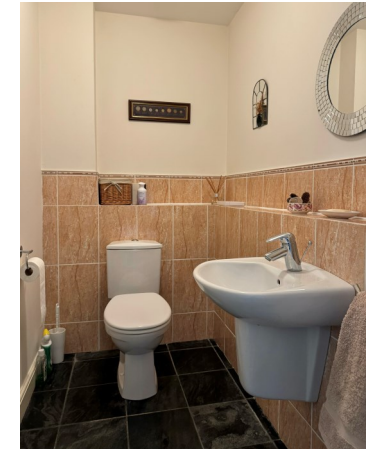
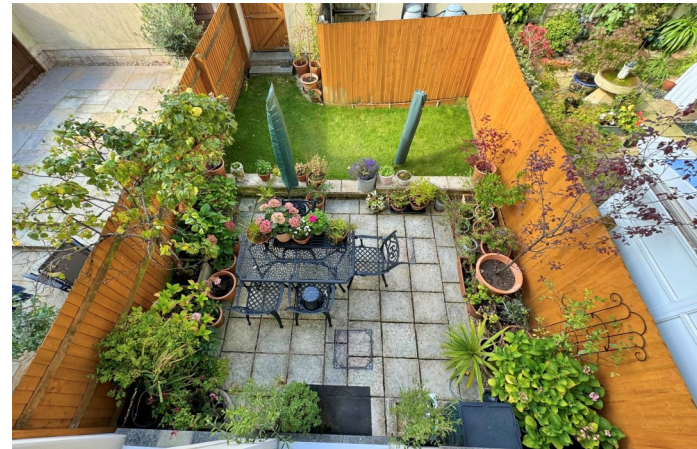
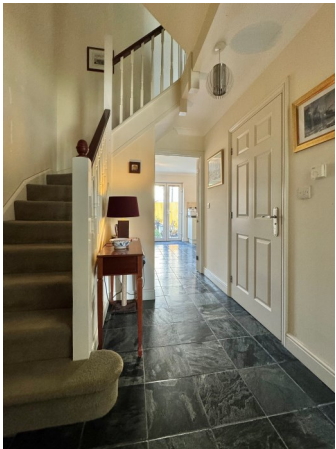
EXTERNALLY

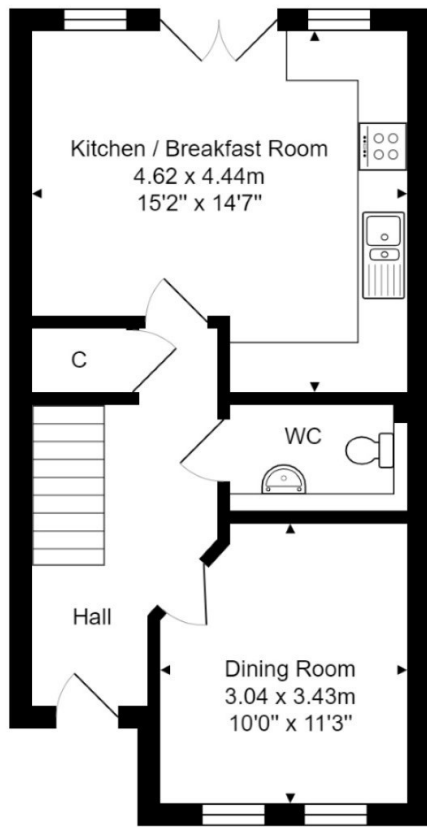
There is a charming low maintenance garden with paved patio providing space to entertain, lawn and various shrubs and bushes. A gate at the end of the garden leads to a single garage, whilst there is an allocated private parking space directly outside the front door. The property also enjoys access to the beautifully maintained gardens within the development.

LOCATION

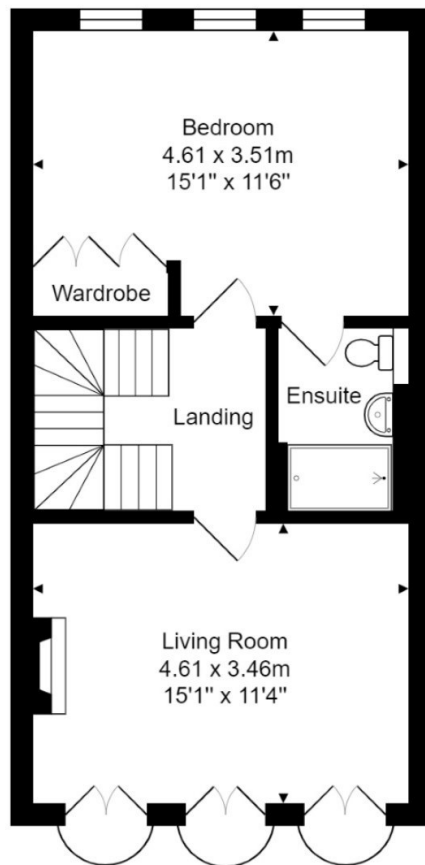
11 Horstmann Close occupies an extremely sought after, convenient position, just a short walk from the Royal United Hospital and the extensive range of shops and amenities both in Chelsea Road and Weston Village. The house is well served by buses to the centre of Bath - just over a mile away - whilst easy access to the M4 is available without having to cross the city.



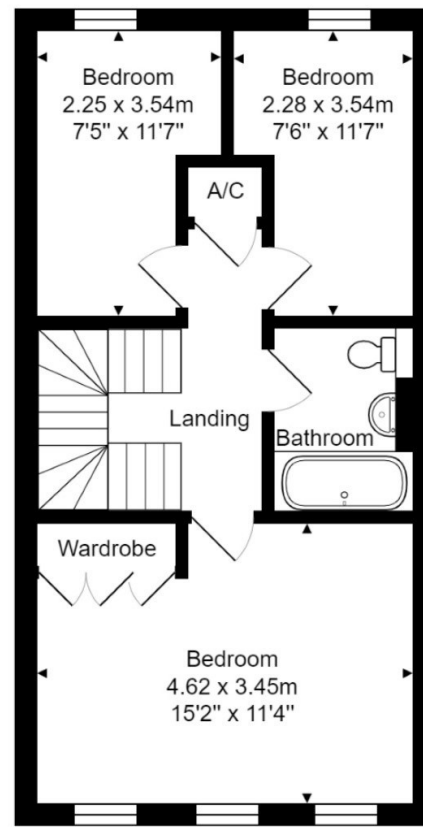




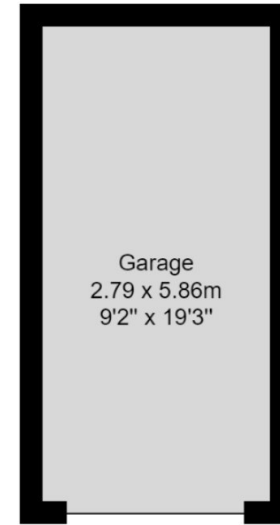
Ground Floor
Area: 42.0 m² ... 452 ft²



First Floor
Area: 43.9 m² ... 472 ft²



Second Floor
Area: 43.9 m² ... 472 ft²



Garage
Area: 16.4 m² ... 177 ft²



Total Area: 129.8 m² ... 1397 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		85
B		
(69-80)		
C		
(55-68)	74	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epec4u.com		



Tenure: The house is freehold, the garage and parking are leasehold (for a remainder of a term of 999 years)
Council Tax Band: 'F' £3,043.52 pa
Estate management/gardening costs: £560pa

