

whiteley helyar



1,870 ft²



4 bedrooms



bathroom



*double garage
& driveway
parking*

Guide Price £925,000

12 Ivy Bank Park, Bath, BA2 5NF

An attractive detached house positioned on a tucked away plot in this sought after position enjoying elevated views over Bath. The house offers over 1,800 square feet of bright and spacious accommodation and benefits from live planning consent for a two storey front extension and garage conversion if required (Ref 23/02071/FUL).

ACCOMMODATION

entrance hall
dining room
stylish remodelled kitchen breakfast room
24ft double aspect sitting room

four bedrooms
en-suite bathroom to master bedroom
family bathroom
solar panels providing income

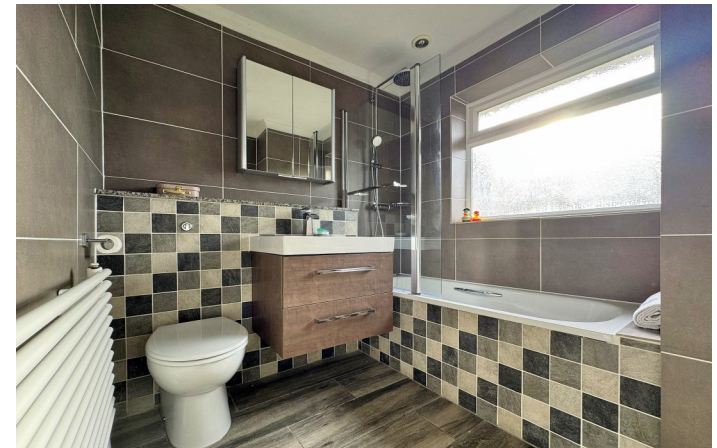
EXTERNALLY

The property sits on an attractive plot to the south of the city. There are lawned gardens (with a magnolia tree) and a large driveway to the front which provides space for several vehicles and access to the detached double garage. The rear gardens are terraced and predominantly lawned with a delightful, elevated patio which offers alfresco dining and wonderful views. There is also a level area of lawn (with a trampoline) providing great family play space.

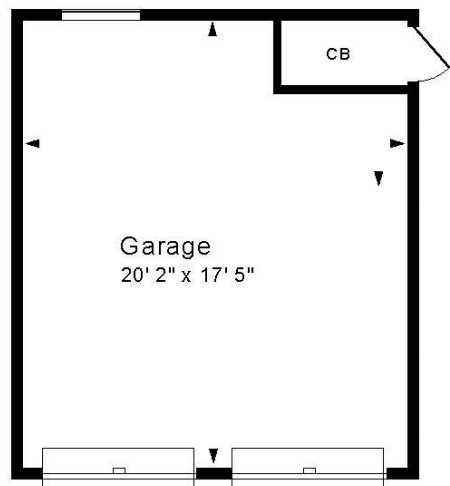
LOCATION

12 Ivy Bank Park enjoys a convenient location at the end of this peaceful and popular 'no -through' road, close to the wide range of shops and amenities in both Combe Down and Bear Flat. Ralph Allen, Prior Park, King Edward, Combe Down, Beechen Cliff and Monkton Combe schools are all close by, whilst the countless facilities in the centre of Bath and Bath Spa Railway Station are within 1½ miles.

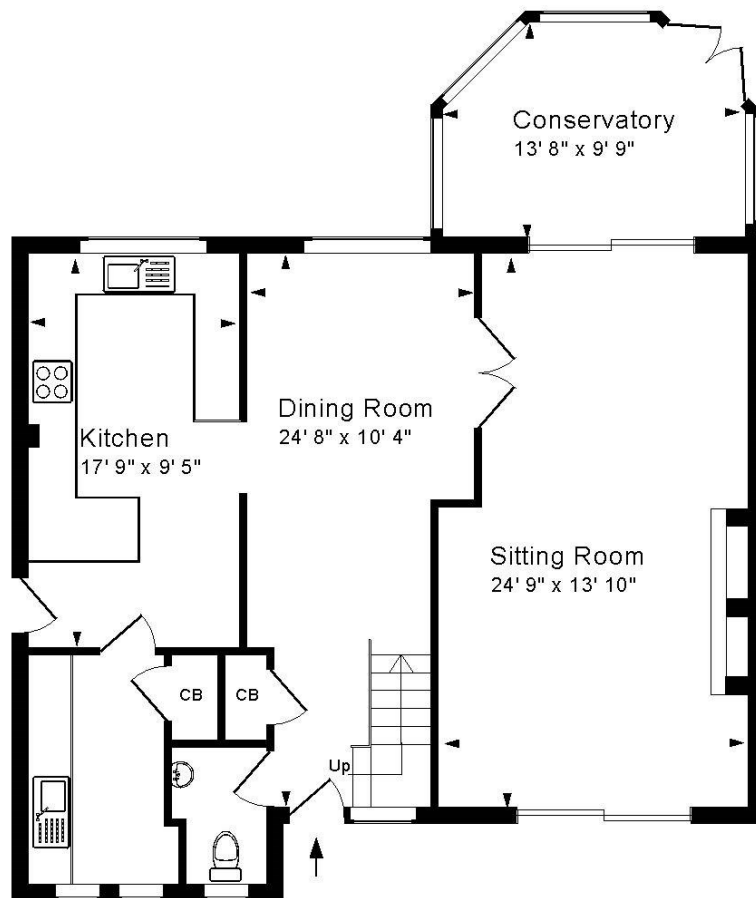




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



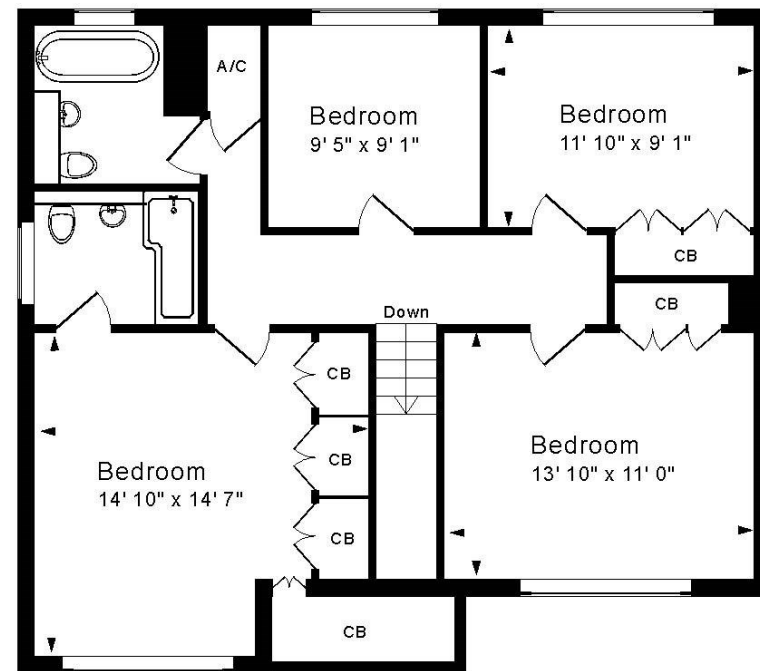
Garage



Ground Floor



Tenure: Freehold
Council Tax Band: 'G' £3,511.75



First Floor

Approx. Gross Internal Floor Area 1,870 Sq. Ft. / 174 Sq. M

Includes Conservatory. Excludes Garage.

For identification purposes only. Not to scale.

Copyright Jemesis Ltd 2025

Drawing Number:172-0795

12 Ivy Bank Park, Bath, BA2 5NF.

