

# whiteley helyar



733 ft<sup>2</sup>



2 bedrooms



bathroom



on street

Guide Price                      £350,000

94 High Street, Bathford, Bath, BA1 7TH



A charming Listed Georgian terraced cottage in the heart of this most sought after village, enjoying a lovely semi-rural view in front across the allotments and to the hills beyond. Vacant with 'no onward chain'.

### ACCOMMODATION

2 bedrooms  
useful loft room  
sitting room  
garden shed/outbuilding/office

first floor bathroom  
kitchen/family/dining room with bi-fold doors  
gas fired heating

### EXTERNALLY

The house stands in pretty gardens to the rear, facing about South. They are enclosed, with a paved sun terrace directly outside the property (perfect for outdoor dining). A slate pathway meanders through mature shrubs, bushes and trees to the top of the garden where the timber shed/office sits, along with a deck and further small garden store.

### LOCATION

Most conveniently situated in this highly sought after location, the cottage is within easy walking distance of the various amenities in the village (including a community shop/café, hair salon, pub, frequent bus service, primary school, children's playground, 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.

### DIRECTIONS

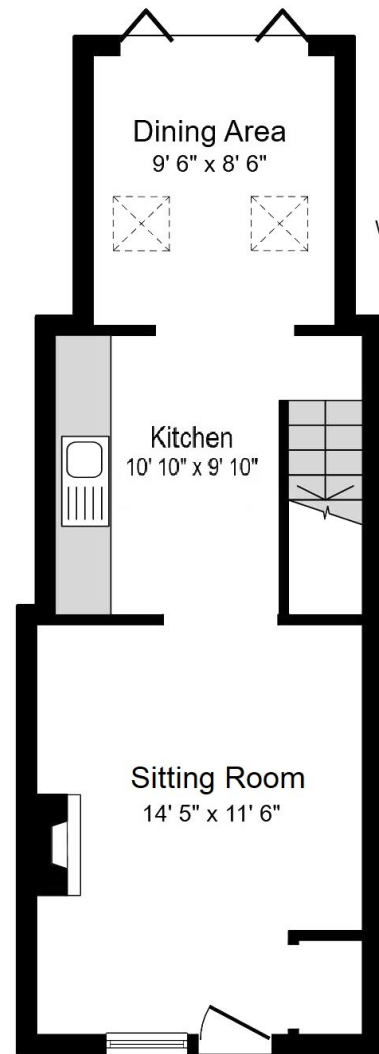
From The Crown pub at Bathford, continue up Bathford Hill. 94 High Street will be found on your right after about ⅓ mile, just after Chapel Row and opposite the gate to the allotments.



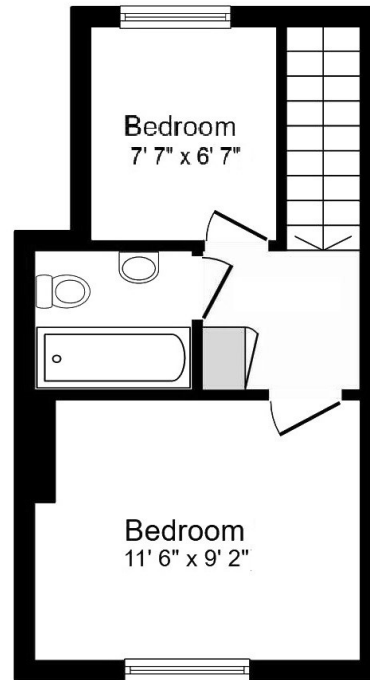




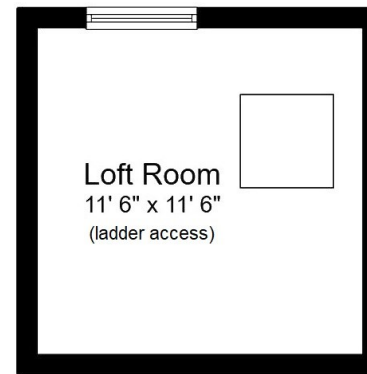




Ground Floor



First Floor




Second Floor

Total floor area 68.1 m<sup>2</sup> (733 sq.ft.) approx

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) B		
(69-80) C		80
(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		
		
www.EPC4U.COM		

Tenure: Freehold  
Council Tax Band: 'B' £1,667.95

