

# whiteley helyar



*2096 ft<sup>2</sup>*



*4 bedrooms*



*2 bathrooms*



*residents  
permits  
available*

Guide Price                      £900,000

5 Park Road, Newbridge, Bath, BA1 3EE



A fabulous Edwardian terraced house in this most convenient location (cleverly extended by award-winning architects, WhiteBox) refurbished to an exacting standard to create a stunning family house combining period elegance with contemporary design.

### ACCOMMODATION

4 bedrooms  
sitting room  
family room  
cloakroom

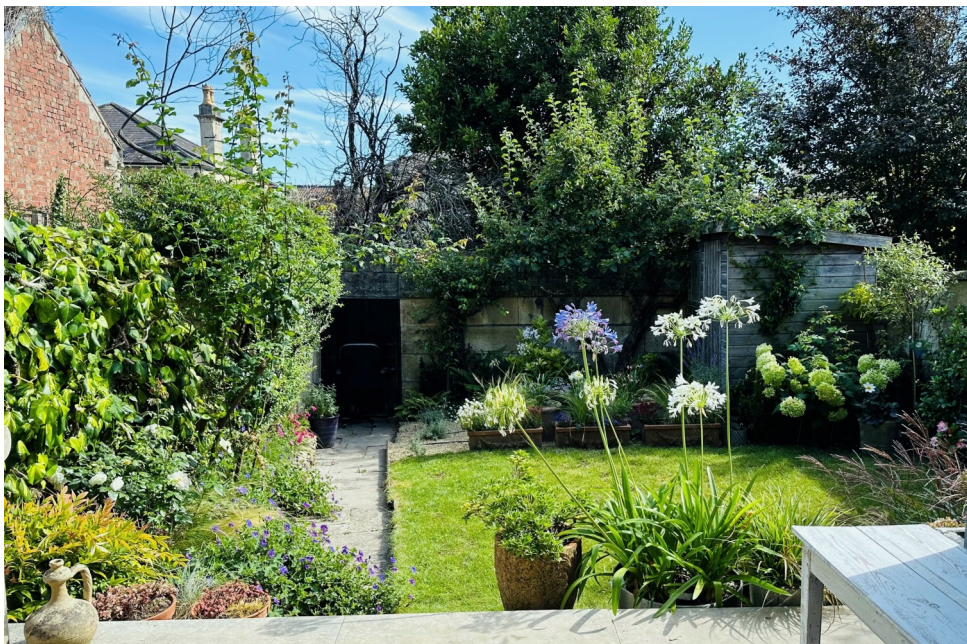
bathroom & en-suite shower room  
fabulous kitchen/dining room  
utility  
gas fired heating

### EXTERNALLY

The gardens to the rear are delightful, face about South and have been landscaped to comprise a lawn and numerous well stocked flower and herbaceous borders, ornamental trees, bushes and mature shrubs. Bi-fold doors from the kitchen lead directly onto the paved sun terrace - perfect for outdoor dining - whilst at the bottom of the garden is a detached timber shed and a gate for rear pedestrian access. There is a very small front garden and parking is 'on street', by means of residents permits (zone 24).

### LOCATION

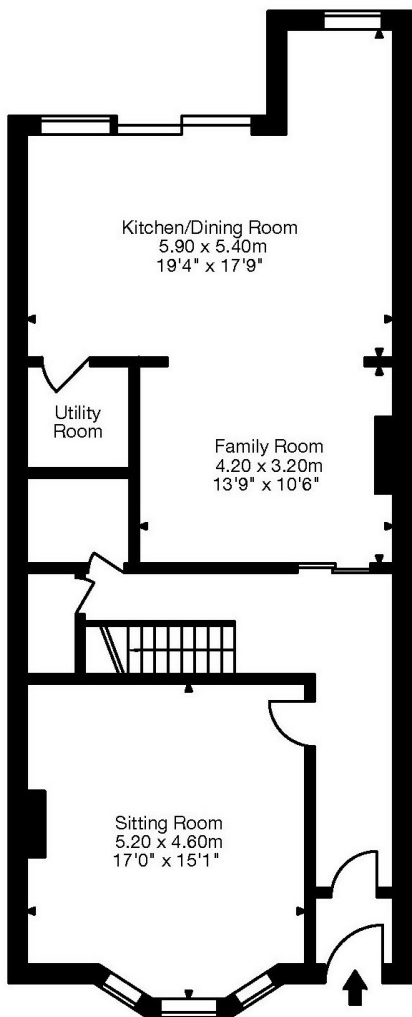
The house occupies an extremely popular position, being within a very short level walk of the various shops and amenities in Chelsea Road. The Royal United Hospital and a number of a highly regarded schools are closeby, the property is well served by a frequent bus service into the city centre (just over a mile away), whilst easy access to the M4 is available without having to cross Bath.



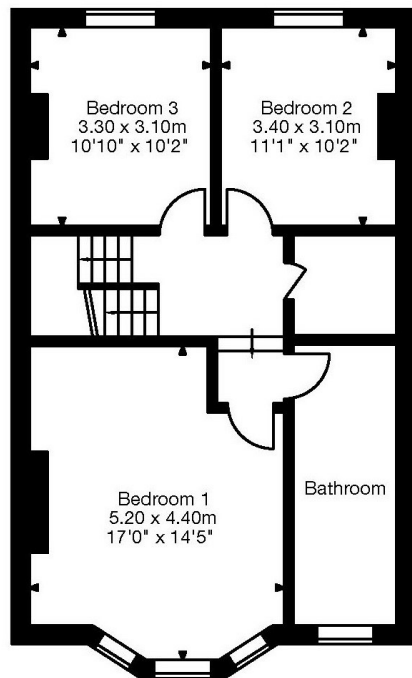




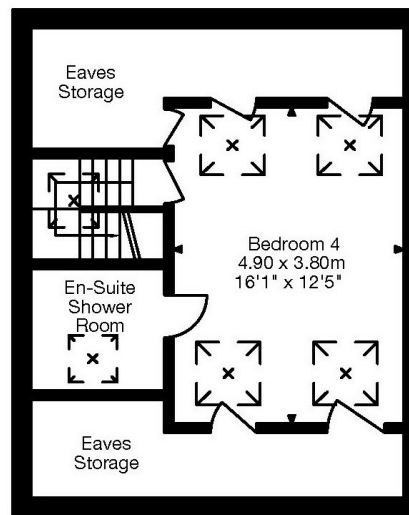




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area  
2096 Sq Ft - 194 Sq M

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	83
(55-68) <b>D</b>		
(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

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

