

whiteley helyar



1,510 ft²



4 bedrooms



2 bathrooms



garage &
further space

Guide Price

£700,000

8 Manor Drive, Bathford, Bath, BA1 7TY

A very charming semi-detached house of great character with a garage and additional parking space, delightfully located in the heart of this highly sought after village. Listed Grade II, the house enjoys a peaceful position and a lovely open view over the Manor field.

ACCOMMODATION

4 bedrooms
large living/dining room
utility
garage and parking

bathroom and further en-suite bathroom
kitchen
period features
gas fired heating

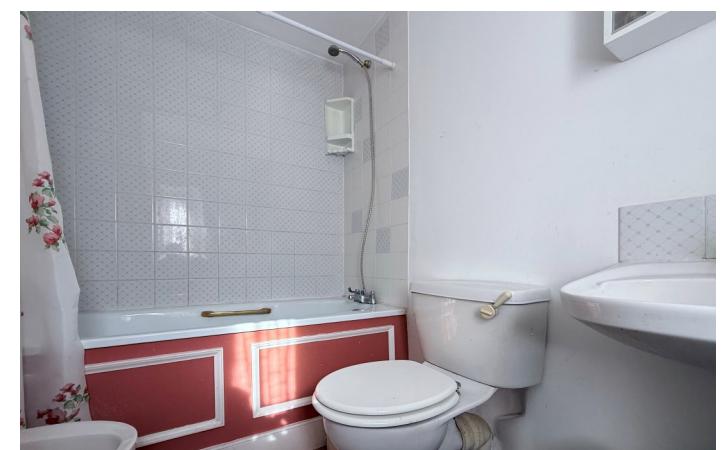
EXTERNALLY

8 Manor Drive stands in attractive gardens. To the front they are small, with bushes, shrubs and a pathway to the front door, whilst to the rear, the pretty courtyard garden is walled, cobbled and enclosed with stone walls - a lovely place for outdoor dining. A gate in the wall leads to the parking space and single garage (the middle one).

LOCATION

The property stands in this very desirable, quiet road in the middle of Bathford, overlooking a lovely green space. 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 - 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.

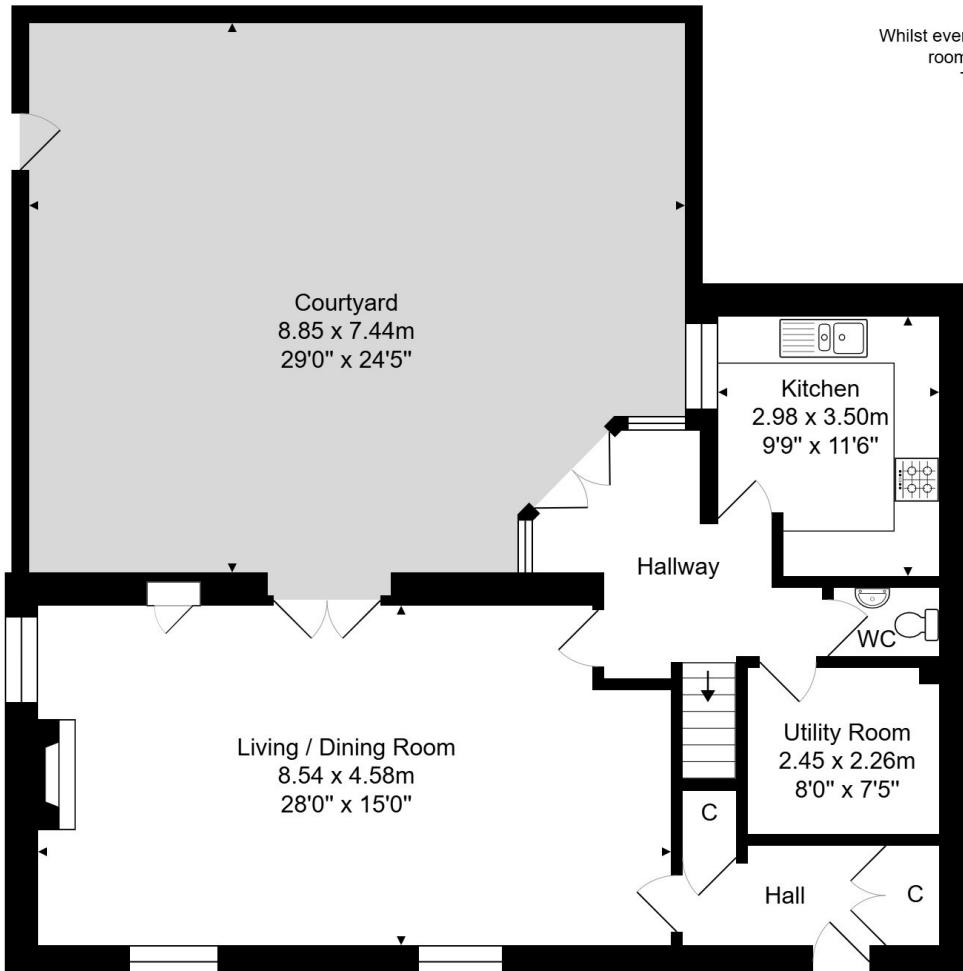




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

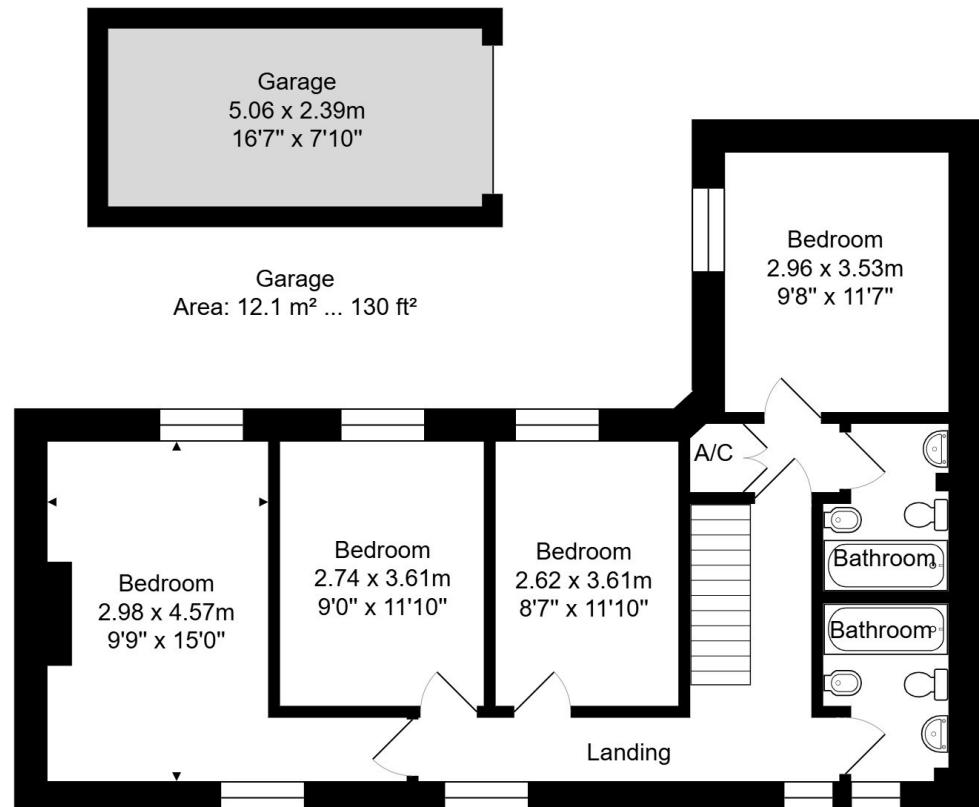
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness
www.epcassessments.co.uk



Ground Floor
 Area: 72.8 m² ... 783 ft²

Total Area: 140.3 m² ... 1510 ft² (excluding courtyard, garage)



First Floor
 Area: 67.5 m² ... 727 ft²

Tenure: Freehold

Council Tax: 'E' - £2,621.03

| 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 | | |
| (0-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 80 | |
| EU Directive 2002/91/EC | | 50 | |
| WWW.EPC4U.COM | | | |