

# whiteley helyar



1,245 ft<sup>2</sup>



4 bedrooms



bathroom  
& W.C.



resident's  
permit  
parking

Guide Price                      £600,000

8 Lyme Gardens, Bath, BA1 3LW



A fabulous four bedroom end of terrace period home, updated to a high standard, with westerly rear garden. Located at the end of a residential cul-de-sac, this family home has gardens to both the front and rear, and boasts open plan living along with garage sized storage to the rear.

### ACCOMMODATION

Entrance hall  
Bay fronted sitting room with feature fireplace and fitted alcove cupboards  
Dining room, with bespoke fitted cabinets  
Modern kitchen with integrated appliances and glazed double doors to the garden

Three double bedrooms with built-in wardrobes/drawers  
Further bedroom  
Contemporary fitted bathroom

### EXTERNALLY

Being at the end of the terrace, the house has the benefit of a larger front garden, which is enclosed by ashlar walls and laid to lawn. The rear garden has been landscaped, creating a good sized patio accessed directly from the kitchen, perfect for enjoying the afternoon & evening sunshine, along with an area of artificial lawn. The house also benefits from a garage sized storeroom, which does not have legal vehicular access to it.

### LOCATION

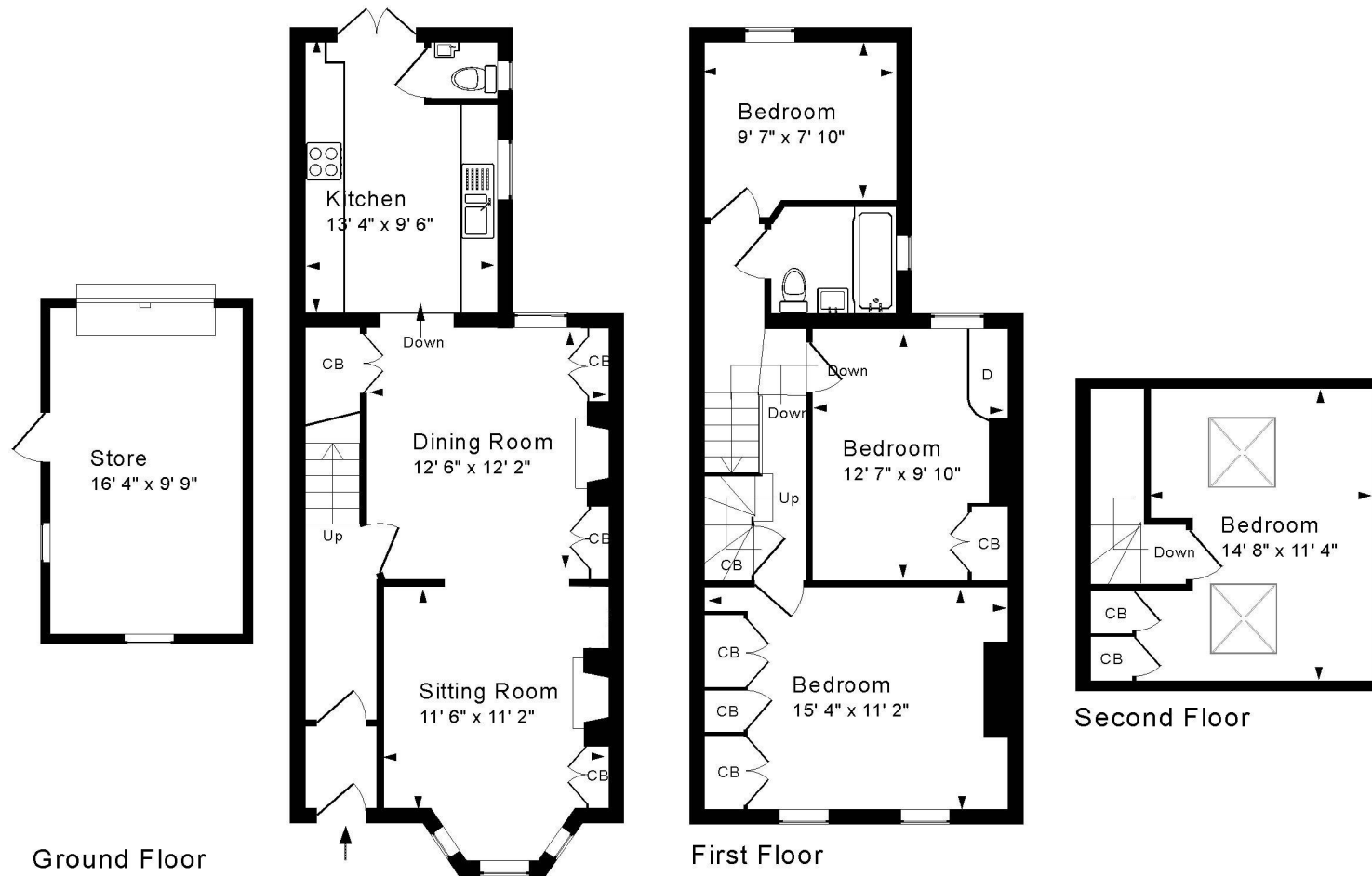
The house occupies an extremely popular position, within a short walk of the various shops and amenities in Chelsea Road. The Royal United Hospital and a number of highly regarded schools are close by, and the property is well served by frequent bus services into the city centre (about a mile and a half away). The two tunnels cycle circuit, canal towpath, popular Locksbrook Inn, playground and Victoria Park can also be found nearby, with good access to the M4 Motorway without having to cross the city.











Approx. Gross Internal Floor Area 1,245 Sq. Ft. / 116 Sq. M  
Includes restricted headroom. Excludes Store  
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8 Lyme Gardens, Bath, BA1 3LW.



**Tenure: Freehold**  
**Council Tax: 'D' - £2,214.54**

