

whiteley helyar



*2481 ft²
including garage & studio*



5 bedrooms



2 bathrooms & wc



*driveway &
double garage*

Guide Price £750,000

47 Warminster Road, Bath, BA2 6RX

A well presented double fronted detached house offering bright and versatile accommodation, enjoying wonderful views and a super detached garage with studio/store room over.

ACCOMMODATION

entrance porch
entrance hall
dual aspect sitting room
bedroom/family room
kitchen breakfast room
large utility room

downstairs shower room
four further bedrooms
en-suite wc to master bedroom
bathroom
detached double garage with light and power
store room/studio with circular stained glazed window.

EXTERNALLY

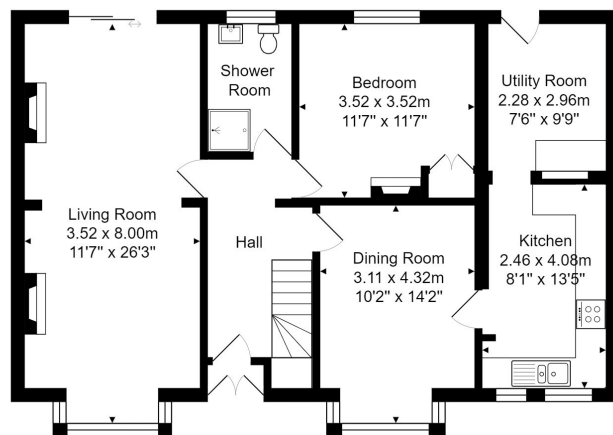
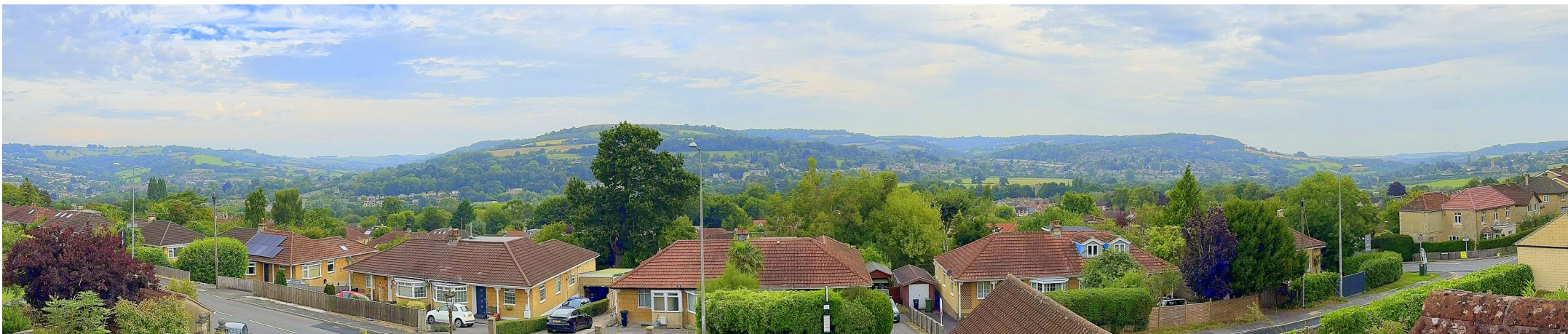
The gardens front and rear gardens are delightful, mainly laid to lawn planted with flowers bushes and shrubs to borders. The rear garden benefits from a spacious flagstone patio providing great space for entertaining whilst the front garden, thoughtfully landscaped, offers parking for two vehicles and a detached double garage with storage/studio over.

LOCATION

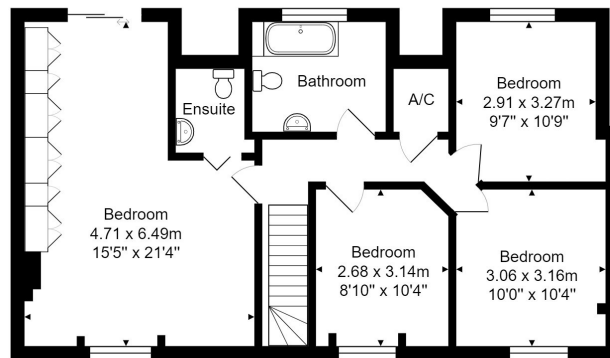
47 Warminster Road occupies a highly sought after and convenient location, around 2 miles from the centre of Bath. It is within walking distance of the amenities in Bathampton (including the doctors surgery, café, church, the famous 'George' public house and excellent primary school) and is served by buses into the heart of the city. Wonderful walks are close at hand, either in the woodland and open countryside behind, or along the Kennet and Avon Canal towards Bradford on Avon or into Bath.



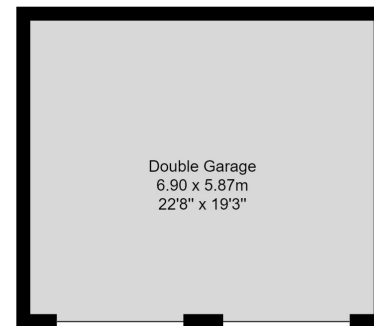




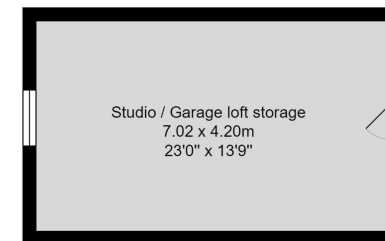
Ground Floor
Area: 87.8 m² ... 946 ft²



First Floor
Area: 72.5 m² ... 781 ft²



Double Garage
Area: 40.6 m² ... 437 ft²



Garge Loft Room
Area: 29.5 m² ... 318 ft²

Energy Efficiency Rating	
Current	Potential
	A
	B
	C
	D
	E
	F
	G
73	47
England & Wales	
EU Directive 2002/91/EC	
www.epcassessments.co.uk	

Total Area: Including Double Garage and loft above 230.5 m² ... 2481 ft²

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



Tenure: Freehold
Council Tax Band: 'F' £3,198.78

