

# whiteley helyar



1,244/1,750 ft<sup>2</sup>  
*current/new house*



*4 bedrooms*



*2 bathrooms*



*garage & gated  
parking for  
several vehicles*

Guide Price                      £650,000

Hazel Elm, Midford, Bath, BA2 7BY

A rare opportunity to acquire a building plot within this wonderful, elevated hamlet enjoying delightful rural views over the Midford valley. Current planning consent has been granted for a charming four bedroom detached house, architect designed to compliment its surroundings. The plot, currently home to a single skin detached house in very poor condition is around 0.15 of an acre and benefits from a gated driveway as well as mains drainage and gas.

**ACCOMMODATION**

entrance porch	living room	Inner hall
kitchen	shower/utility	four bedrooms
dining room	downstairs wc	bathroom

**EXTERNALLY**

The gardens are mature and mainly laid to lawn and enclosed by hedging, there is a gated driveway providing space to park several vehicles leading down to a brick built open-fronted garage/garden store.

**LOCATION**

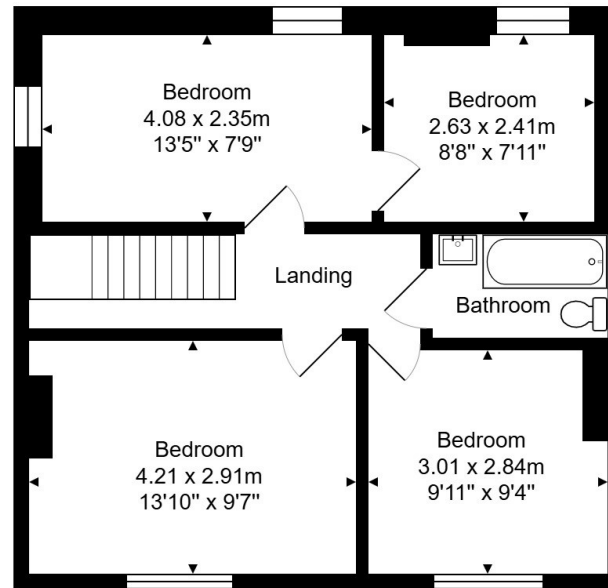
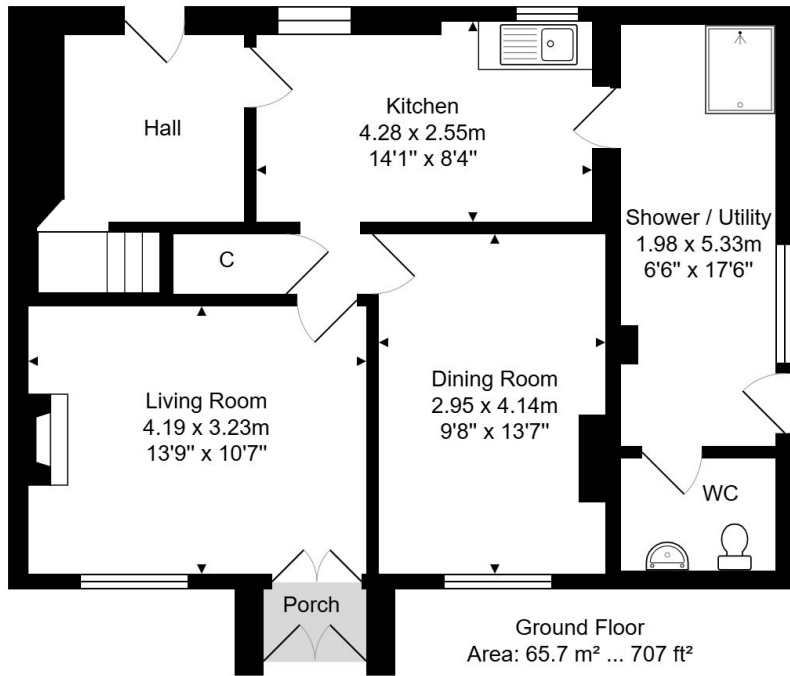
Hazel Elm is positioned in the heart of beautiful rolling countryside, yet is so convenient, being only 4 miles or so from the very centre of Bath. It is just a short walk to Midford – with its regular bus service, the excellent ‘Hope and Anchor’ pub and easy access onto the ‘Two Tunnels’ – the 13 mile circular cycle route around the city.











Total Area: 115.5 m<sup>2</sup> ... 1244 ft<sup>2</sup> (excluding porch)

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		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Tenure: Freehold**  
**Council Tax: 'E' = £2,806.76**

