

whiteley helyar



1,711 ft²



4 double
bedrooms



bathroom &
downstairs wc



garage &
driveway
parking

Guide Price £875,000

9 Downside Close, Bathampton, Bath, BA2 6XF

A stylish and beautifully presented detached house within this sought after and peaceful no through road within easy reach of local amenities. This bright and spacious property has been modernised and thoughtfully extended in recent years creating a great layout perfect for a growing family. Chain free.

ACCOMMODATION

large reception porch
entrance hall
dual aspect sitting room with double doors
to the garden

double aspect kitchen dining room
utility room with access to the garage
four double bedrooms
family shower room

EXTERNALLY

The front garden, partly laid to lawn is planted with bushes and climbing plants to borders with large resin driveway providing space for two/three vehicles. The rear has been thoughtfully landscaped creating a spacious flagstone terrace perfect for entertaining and alfresco dining edged by a thoughtfully planted rockery garden complete with small garden pond. The remainder of the garden is laid to a generous area of lawn enclosed by timber

LOCATION

The property is positioned in a quiet “no through” road within a very short stroll of the various shops and amenities in the village, including a convenience store, café, doctors surgery, St Nicholas church and the famous George public house. Wonderful walks through open countryside or along the Kennet and Avon canal (either into the city or towards Bradford on Avon) are also very close at hand, whilst the centre of Bath is only about 1½ miles away - easily accessible by car, bus or on foot, along the canal towpath.

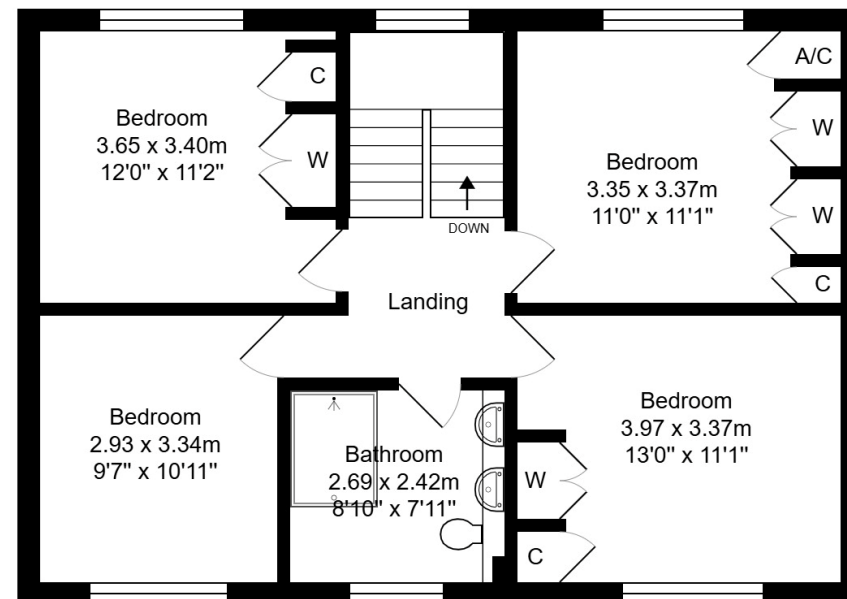
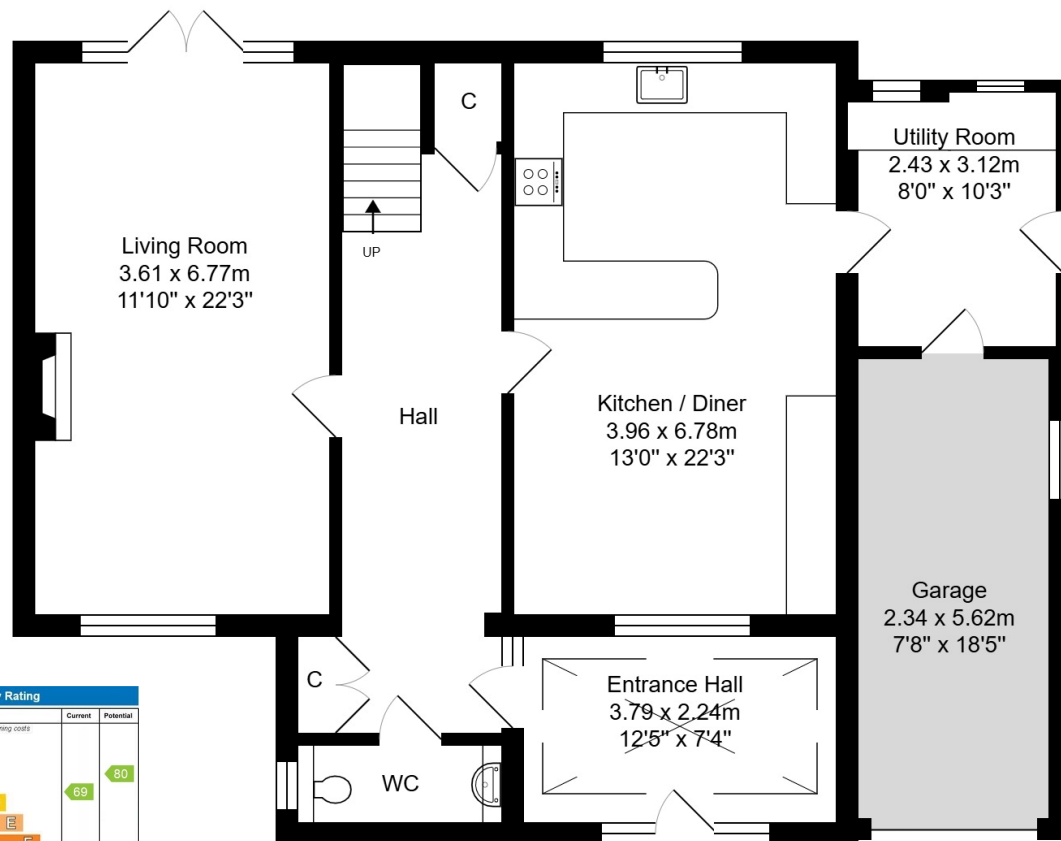




Ground Floor
Area: 92.1 m² ... 991 ft²

Total Area: 159.0 m² ... 1711 ft² (excluding garage)

First Floor
Area: 66.9 m² ... 720 ft²



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
	69	80

England & Wales
EU Directive 2002/91/EC
www.epc4u.com

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: 'F' = £3,275.55

