

whiteley helyar



845 ft²



3 bedrooms



bathroom



garage &
driveway parking

Guide Price £375,000

87 Frankland Close, Weston, Bath, BA1 4EL

A semi-detached modern house with a garage and parking space in front in this sought after and convenient location on the Western outskirts of the city.

ACCOMMODATION

3 bedrooms
sitting room
kitchen
entrance porch

bathroom
dining area
lean-to conservatory
gas fired heating and double glazing

EXTERNALLY

The house stands in charming gardens to both front and rear. The front garden is mainly laid to lawn, with flower borders and lovely specimen Liquidambar tree. To the back they are enclosed, again lawned with well stocked flower and herbaceous borders, ornamental shrubs and bushes. There is a delightful secluded decked terrace - perfect for outdoor dining - and access to the single garage with electric door and parking space in front.

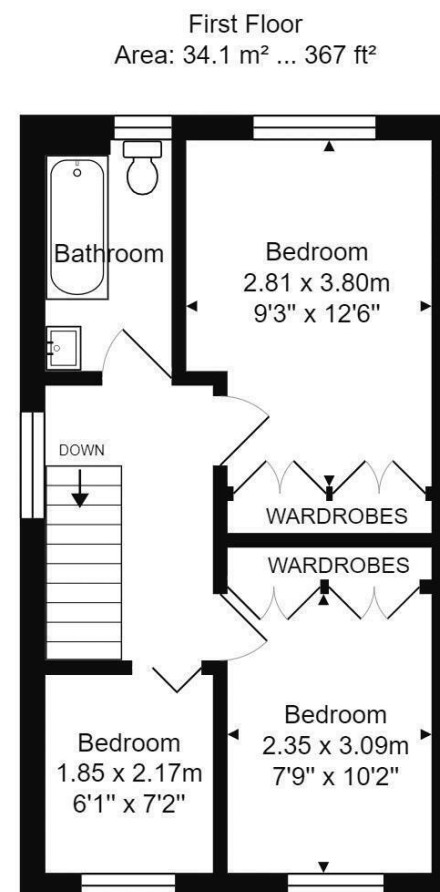
LOCATION

87 Frankland Close occupies a lovely position, only a short walk from the shops and amenities in Weston Village and the Royal United Hospital. There are highly regarded schools within easy reach, the house is well served by buses into the city centre (some 2½ miles away), wonderful walks along the Cotswold Way are close to hand, whilst easy access to both Bristol and the M4 are also available without having to cross Bath.





Energy Efficiency Rating		
	Current	Potential
92-100	A	84
81-91	B	
69-80	C	69
55-68	D	
49-54	E	
45-48	F	
1-44	G	
<small> Improvements available - higher ratings available England & Wales EU Directive 2002/91/EC www.epc.co.uk </small>		



Tenure: Freehold
Council Tax Band: 'D' £2,214.54

Garage
Area: 12.3 m² ... 132 ft²

Garage
5.13 x 2.38m
16'10" x 7'10"

Total Area: 78.5 m² ... 845 ft² (excluding garage)

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

