

# whiteley helyar



897 ft<sup>2</sup>



2 double  
bedrooms



bathroom &  
cloakroom/utility



single garage in  
a nearby block

Guide Price                      £300,000

2 Harbutts, Bathampton, Bath, BA2 6TA



An end of terrace freehold house in this highly sought after retirement development (55+) just under 2 miles from the centre of Bath. This bright property offers the opportunity to refurbish to personal taste and benefits from a garage in a nearby block. Chain free.

### ACCOMMODATION

cloakroom/utility  
large living/dining room  
kitchen  
2 double bedrooms

bathroom  
gas fired heating  
double glazing  
single garage in a nearby block

### EXTERNALLY

The property benefits from low maintenance gardens to the front and rear. The rear garden, is planted with bushes and shrubs to borders with pathway leading to the back stable door whilst the front garden, laid to flagstone patio provides space for entertaining. There are also well maintained canal-side communal grounds within the development.

### LOCATION

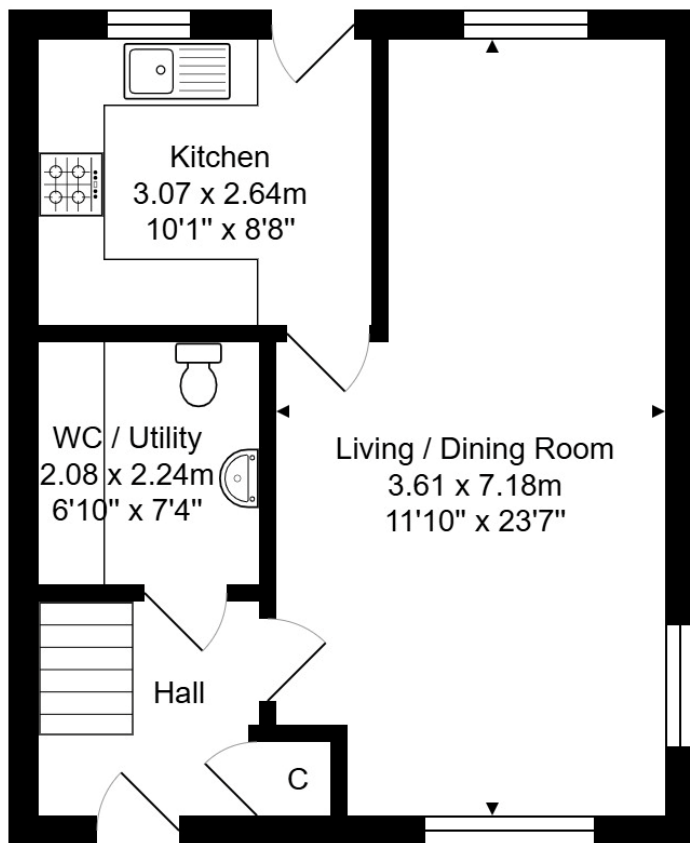
Harbutts is within a very short stroll of the various shops and amenities in the village, including a convenience store, café, doctors surgery, St Nicholas church and the famous George public house. Wonderful walks through open countryside or along the Kennet and Avon Canal (either into the city or towards Bradford on Avon) are also very close at hand, whilst the centre of Bath is nearby - easily accessible by car, bus or on foot/bicycle along the canal towpath.



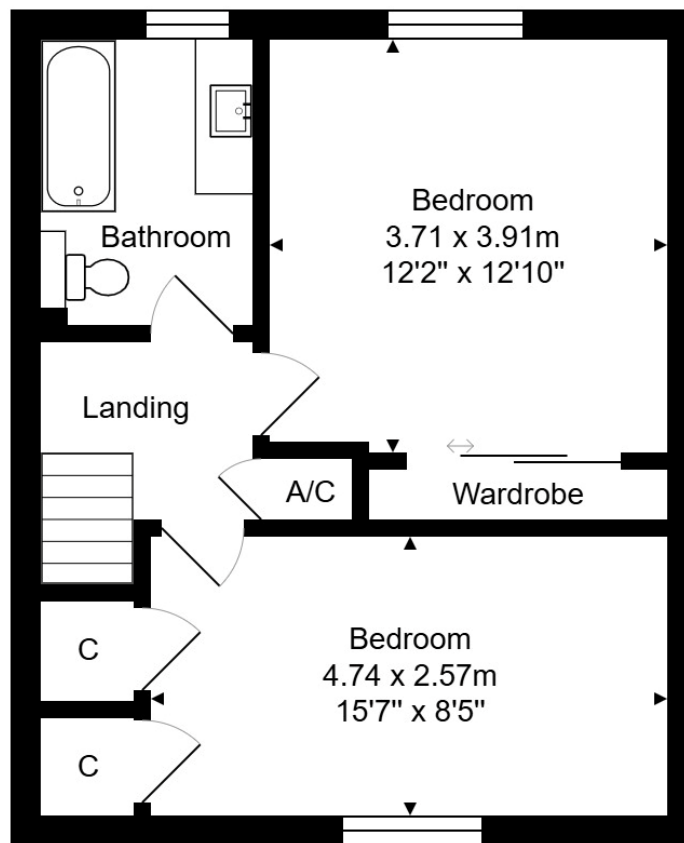








**Ground Floor**  
 Area: 41.6 m<sup>2</sup> ... 448 ft<sup>2</sup>



**First Floor**  
 Area: 41.6 m<sup>2</sup> ... 448 ft<sup>2</sup>

**Total Area: 83.3 m<sup>2</sup> ... 897 ft<sup>2</sup>**

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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	83	67
EU Directive 2002/91/EC		

**Tenure:** Freehold  
**Council Tax:** 'E' - £2,771.64  
**Service Charge:** Approx £4,000