

whiteley helyar



2,065 ft²



4 bedrooms



2 bath/shower
rooms



double
garage

Guide Price £775,000

Bodhi House, 31A Englishcombe Lane, Bath, BA2 2EE

A beautifully presented four bedroom semi-detached family home in a most sought after part of the city, with a double garage and wonderful views over parkland. The spacious sitting room has glazed double doors to good sized front garden, whilst the principal bedroom also has French windows to a Juliet balcony, from which you can enjoy those glorious views over the city. The garage is accessed via a rear lane, and the house is offered with no onward chain.

ACCOMMODATION

Sitting/dining room with glazed double doors to the front garden
Kitchen/breakfast room with fitted study area and access to the rear garden
Principal bedroom with en-suite shower room and Juliet balcony with panoramic views
Three further bedrooms
Family bathroom

EXTERNALLY

Steps, shared with next door, lead up from the pavement to the enclosed and level front garden, which is predominantly laid to lawn. From the kitchen/dining room at the rear of the house, you step onto a very private landscaped patio area, with stone bench seating and planted borders. Steps then lead up to a further lawned area, beyond which a gate opens to the rear lane and double garage.

LOCATION

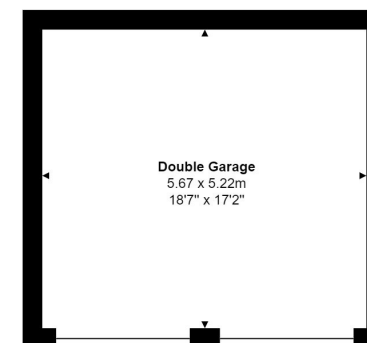
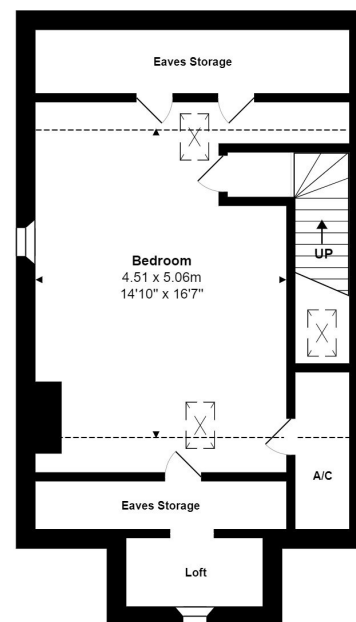
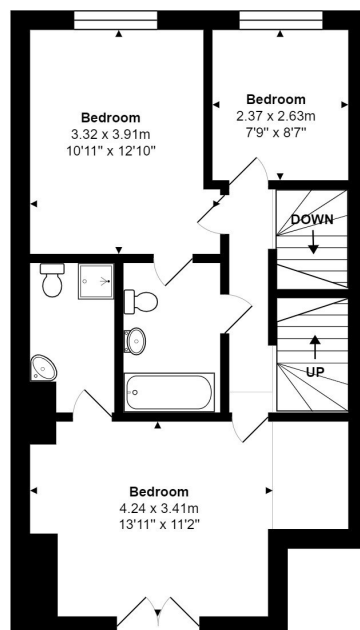
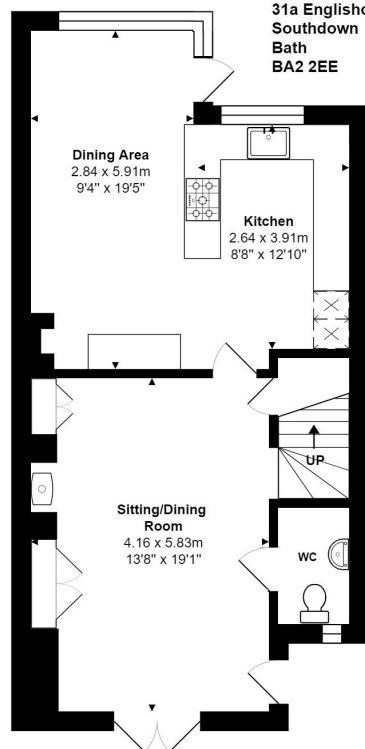
The house occupies a great position in this popular location close to many excellent local schools including St Johns, The Paragon and Moorlands Primary, along with Beechen Cliff, Hayesfield, Prior Park and Monkton Combe Secondary Schools. Also very close at hand are a number of parks, the Two Tunnels Cycle Path, Baskervilles Gym and a wide range of shops and amenities in Bear Flat. Bath Spa Railway Station and the centre of the city are also within walking distance.







Bodhi House
31a Englishcombe Lane
Southdown
Bath
BA2 2EE



Total Area: 191.8 m² ... 2065 ft²

IMPORTANT NOTICE: This floor plan is intended to support potential buyers/tenants to better visualise a property's internal layout. It should be used in conjunction with marketing images to create a sense of the inside spaces. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only. Not drawn to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	78	78
EU Directive 2002/91/EC		
www.epcau.com		

Tenure: Freehold
Council tax band: 'E' - £2,706.67

