

whiteley helyar



1,582 ft²



4 bedrooms



bathroom and
shower room



on street

Guide Price £695,000

92 High Street, Bathford, Bath, BA1 7TH

A charming Georgian (built circa 1792 and not Listed) terraced house with later additions, recently refurbished to a high standard. The property stands in the heart of this most sought after village and enjoys a lovely semi-rural view in front across the allotments and to the hills beyond. Currently operating as a successful holiday let.

ACCOMMODATION

4 bedrooms	bathroom & separate shower room
sitting room	large family/dining room
kitchen/breakfast room	study
vaulted store room	gas fired heating and extensive double glazing

EXTERNALLY

The house stands in super gardens (about 80' in length) to the rear, facing about South. They are enclosed, mainly laid to lawn with a large paved sun terrace, mature shrubs, bushes, apple and pear trees. Timber shed, a water tap, outside lighting and power.

LOCATION

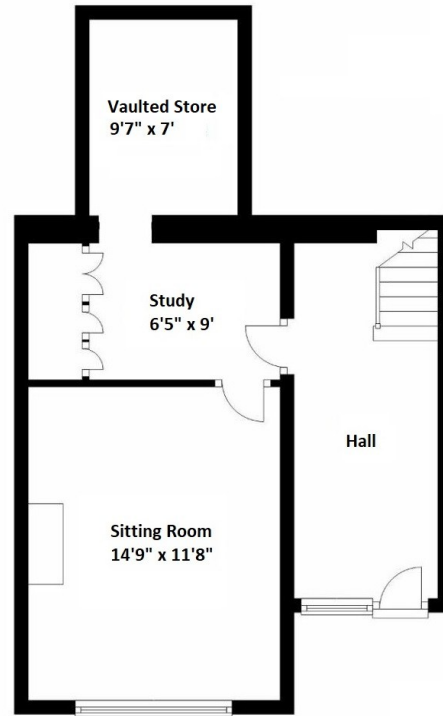
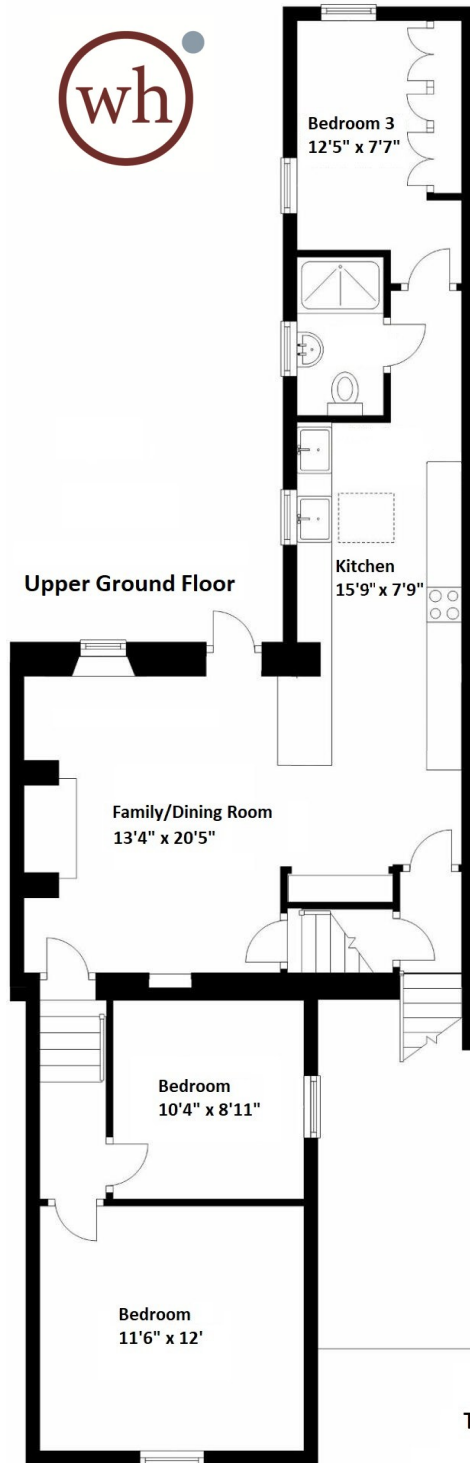
Most conveniently situated in this highly sought after location, 92 High Street is within easy walking distance of the various amenities in the village (including a community shop/café, hair salon, pub, frequent bus service, 'outstanding' primary school, children's playground, rugby and cricket clubs and a church). Wonderful walks are very close to hand, either in the nearby open countryside, along the river or up in the woodland at Brown's Folly - yet the city centre is just 3½ miles away.

DIRECTIONS

From The Crown pub at Bathford, continue up Bathford Hill. 92 High Street will be found on your right after about 1/3 mile, just after Chapel Row and opposite the gate to the allotments.







For identification purposes only. Not to scale.
Total area: approximately 1,582 sq ft (147 Sq meters)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)		
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		
England & Wales		
EU Directive 2002/91/EC		

Tenure: Freehold
Council Tax Band: 'C' £2,001.32