

# whiteley helyar



2,555 ft<sup>2</sup>  
*excluding basement level*



4 bedrooms  
4 reception rooms



4 bathrooms



4 garages  
with parking  
in front

Guide Price                      £975,000

281 London Road East, Batheaston, Bath, BA1 7RL

## DESCRIPTION

A substantial semi-detached period house arranged as 4 self-contained apartments (each with a garage and parking in front) enjoying stunning river and countryside views. Offered with vacant possession and no onward chain, the property stands in good sized, mature gardens in the sought after village of Batheaston.

## ACCOMMODATION

The property comprises 4 individual apartments in varying condition, together with a useful cellar store room and undercroft. Flats 1 and 2 on the ground floor have separate entrances, whilst an external staircase leads to 3 and 4, with a small shared communal hallway.

## EXTERNALLY

There is an attractive enclosed lawned garden to the rear, whilst in front, a wide terrace and balcony take advantage of the lovely sunny aspect and the superb outlook. The extensive forecourt provides parking and turning, leading to the block of 4 garages - all with electricity supplies and space to park in front of.

## LOCATION

281 London Road occupies a lovely position and has a beautiful open outlook to the front. It is within a short walk of the various shops and amenities in Batheaston (including the excellent doctors surgery, chemist, post office, takeaway, general store, pub, childrens' playground and popular primary school) whilst The Crown, junior school and other facilities in Bathford are also nearby. Walks through open countryside, along the River Avon and Kennet and Avon Canal are very close at hand; there is a regular bus service nearby into the city centre (less than 3 miles distant), whilst swift access to the M4 - both Bath and Chippenham junctions - is available without having to cross Bath.





**Tenure: Freehold**  
**Council Tax Bands—all flats are 'B' £1,722.41 pa**

FLAT 1 AREA 59.7 m2 ... 643 ft2

FLAT 2 AREA 60.5 m2 ... 651 ft2

FLAT 3 AREA 56.2 m2 ... 605 ft2

FLAT 4 AREA 53.2 m2 ... 573 ft2



Total Area: 237.3 m<sup>2</sup> ... 2555 ft<sup>2</sup> (excluding reduced height undercroft, cellar, balcony)

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



Flat 1

Flat 2

Flat 3

Flat 4

