

whiteley helyar



1,090 ft²



2 double
bedrooms



bathroom



'on street'
parking

Guide Price £400,000

The Mews House, St Saviours Road, Larkhall, Bath, BA1 6RJ

DESCRIPTION

A newly refurbished and spacious mews house of considerable charm and character, pleasantly situated in this most convenient location in Larkhall, just a short level walk from the centre of Bath. Benefitting from a private courtyard garden, this freehold house is offered with no onward chain and offers very well presented and versatile accommodation.

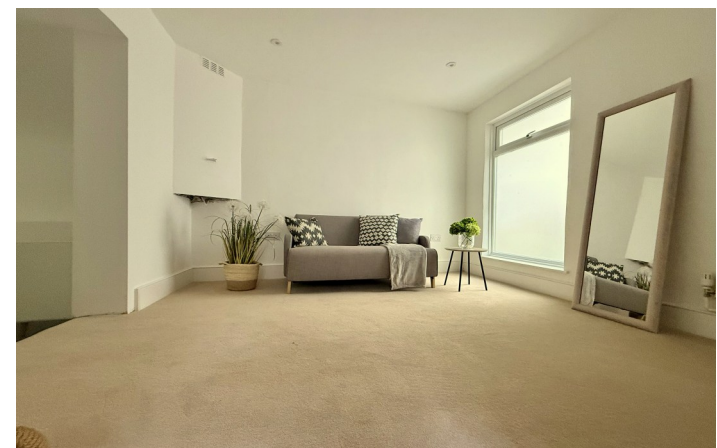
ACCOMMODATION

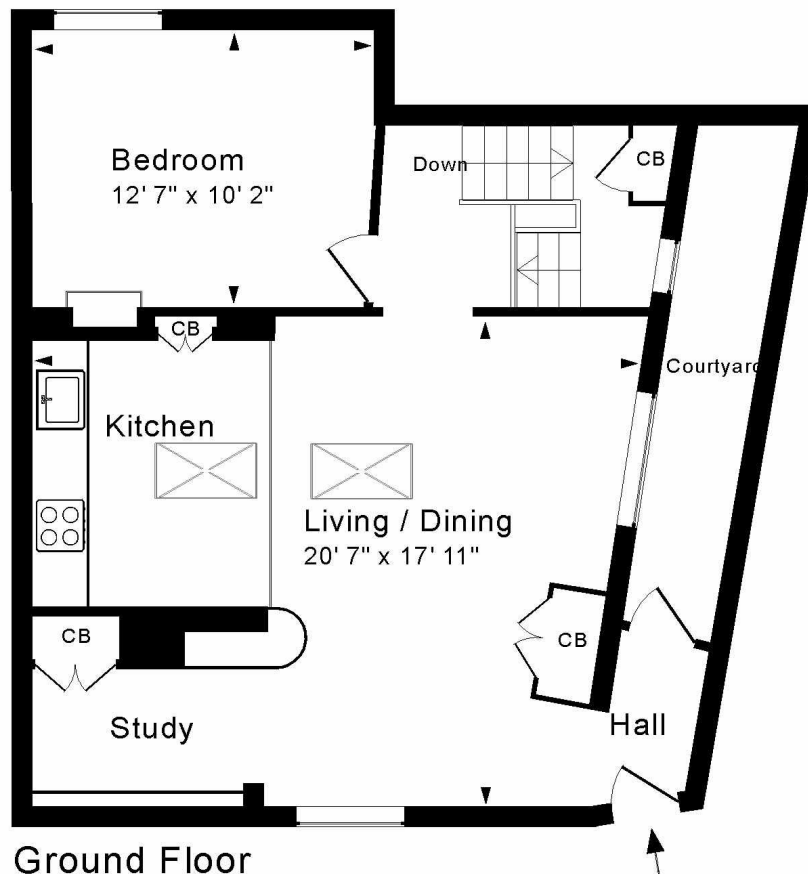
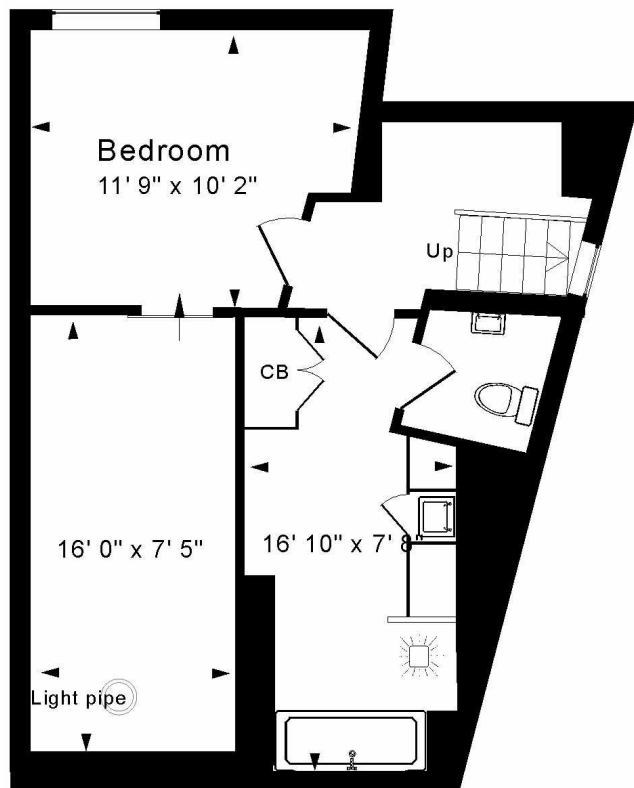
large open plan living/dining/kitchen/study area
bathroom
2 double bedrooms
gas fired heating
double glazing

LOCATION

The house occupies a really popular and handy position, just a mile from the very centre of Bath. The excellent range of shops and amenities in Larkhall are closeby, lovely walks along the River Avon, the Kennet & Avon canal and across Kensington Meadows are very near at hand, as is access onto the cycle path. There is a frequent bus service into the heart of Bath, whilst easy access to the M4 is available without having to cross the city.








Tenure: Freehold
Council Tax Band 2025/26:
 'A' £1,476.36



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
www.epc4u.com		

Lower Ground Floor

Approx. Gross Internal Floor Area 1,090 Sq. Ft. / 101 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Ground Floor

