

# whiteley helyar



*710 ft<sup>2</sup>*



*2 double  
bedrooms*



*bathroom*



*garage*

Guide Price                      £260,000

2 Clyde Gardens, Twerton, Bath, BA2 1DG



## DESCRIPTION

A modern end of terraced house with a garage in a popular cul-de-sac on the Western outskirts of the city, conveniently located close to shops and amenities.

## ACCOMMODATION

2 double bedrooms  
large sitting room with sliding door to garden  
gas fired heating

bathroom  
kitchen  
double glazing

## EXTERNALLY

The house stands in enclosed gardens to front and rear. There is a paved patio and side access links the two gardens, whilst parking is 'on street' or in the single garage opposite.

## LOCATION

Clyde Gardens is a small, popular 'no through' road just off of Twerton High Street - with its range of useful shops and amenities (including an excellent Bakery, Premier convenience store, Morrisons Daily/Post office, primary school and doctors surgery). Just across the Lower Bristol Road is a retail park featuring a Lidl supermarket, Mark and Spencer's Foodhall, Curry's PC World, McDonalds and Costa Coffee, whilst the house is well served by frequent buses into the centre of Bath, about 2 miles away.

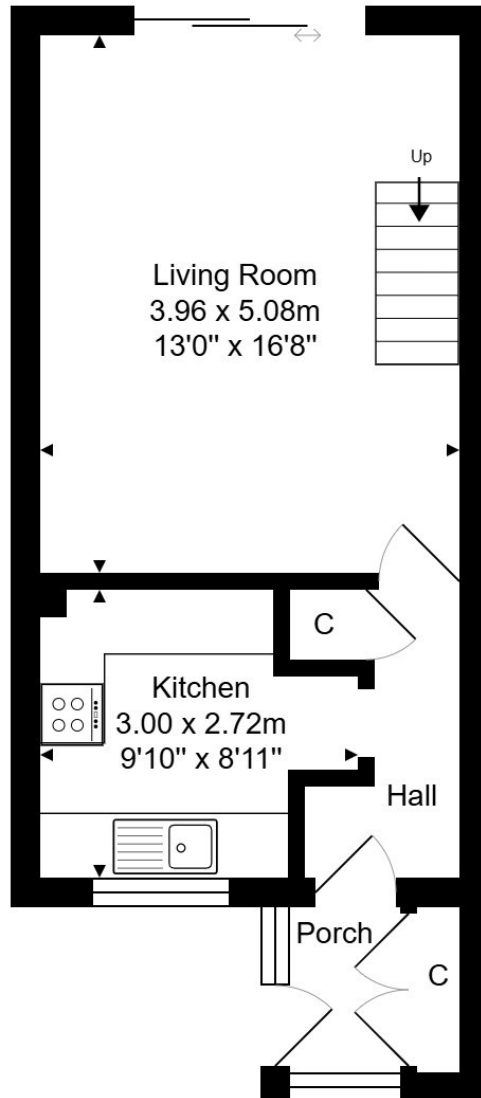




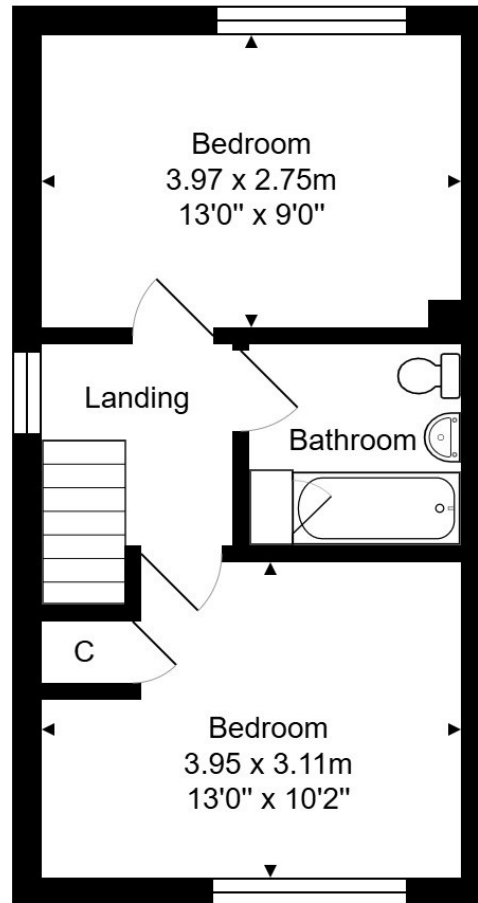




Ground Floor  
Area: 34.5 m<sup>2</sup> ... 371 ft<sup>2</sup>



First Floor  
Area: 31.5 m<sup>2</sup> ... 339 ft<sup>2</sup>



Total Area: 66.0 m<sup>2</sup> ... 710 ft<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
A (92+)		87
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	EU Directive 2002/91/EC	



**Tenure:** Leasehold - 999 years from  
**Council Tax 25/26 : Band 'B' - £1,722.41**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows 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  
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