

whiteley helyar



970 ft²



3 bedrooms



bathroom & WC



driveway
parking

Guide Price £600,000

8 Havory, Larkhall, Bath, BA1 6RR

A stunning three bedroom semi-detached house with an impressive kitchen extension, and planning permission for a two storey side extension ([24/04771/FUL](#)), located in the heart of Larkhall. On a good size level plot, with driveway parking for two cars, the house has been modernised over the past few years to create a wonderful family home.

ACCOMMODATION

Entrance hall
Sitting room with log burning stove
Fantastic kitchen/dining room with island and bi-folding doors to the garden
Cloakroom
Three bedrooms
Modern family bathroom

EXTERNALLY

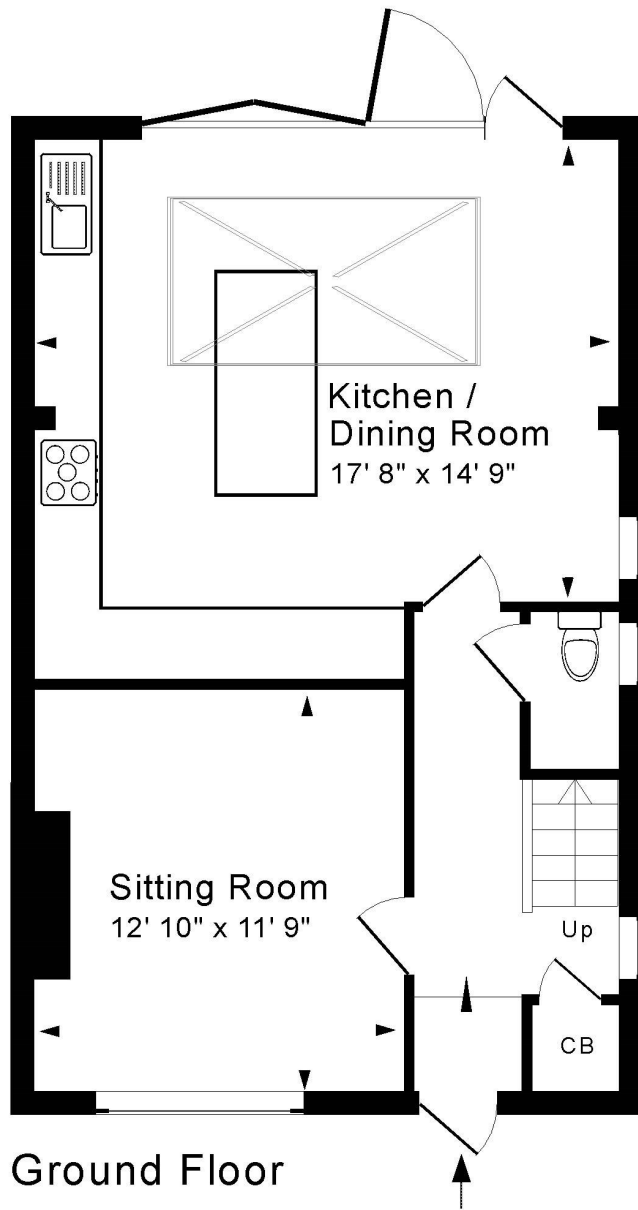
At the end of the cul-de-sac, there is an attractive front garden mainly laid to lawn, bordered by shrubs. From the kitchen extension, you step onto a large deck which allows space for outside dining, from which steps lead down to the rest of the garden. This enclosed space, again, is predominantly laid to lawn, flanked by shrubs and with a border along the rear boundary.

LOCATION

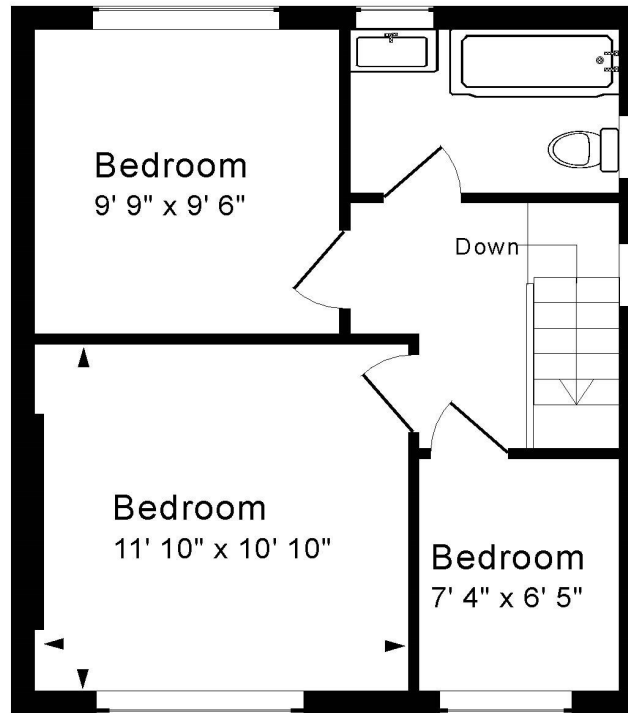
The house occupies a very convenient position in a highly sought-after location, in a small cul-de-sac just a very short walk from the comprehensive range of shops and amenities in Larkhall (including a general store, cafe, supermarket, schools, pubs and theatre). There is a very good bus service to the vast array of facilities in the centre of Bath - just over a mile away - and easy access to the M4 is available without having to cross the city.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	66	82
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approx. Gross Internal Floor Area 970 Sq. Ft. / 90 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2025
Drawing Number: 172-0804
8 Havory, Larkhall, Bath, BA1 6RR.

Tenure: Freehold
Council Tax Band: 'D' - £2,107.05

