

# whiteley helyar



*1,625 ft<sup>2</sup>*



*4 bedrooms*



*2 bathrooms &  
W.C.*



*garage &  
driveway*

Guide Price                      £900,000

22 St. Anns Way, Bath, BA2 6BT



A wonderful four bedroom, two bathroom semi-detached family home in this most select of areas, with garage and driveway parking. Extended to create a dining kitchen, both this room and the sitting room access the garden, whilst all four of the bedrooms are doubles, including a loft conversion with en-suite shower room which offers stunning views across the city.

### ACCOMMODATION

spacious entrance hall with W.C.  
sitting room with bi-fold doors to the garden  
dining room with stove  
extended kitchen/dining room with door to the garden  
four double bedrooms  
bathroom & en-suite shower room

### EXTERNALLY

Sitting behind a low stone wall, the front garden is laid to a lawn, bordered by shrubs. The enclosed rear garden has a very private feeling decked area immediately adjacent to the house, with a couple of steps up to a further lawn with raised beds to one side. The driveway comfortably holds three cars, and leads up to the single garage which is separated from the house by a gated side passage.

### LOCATION

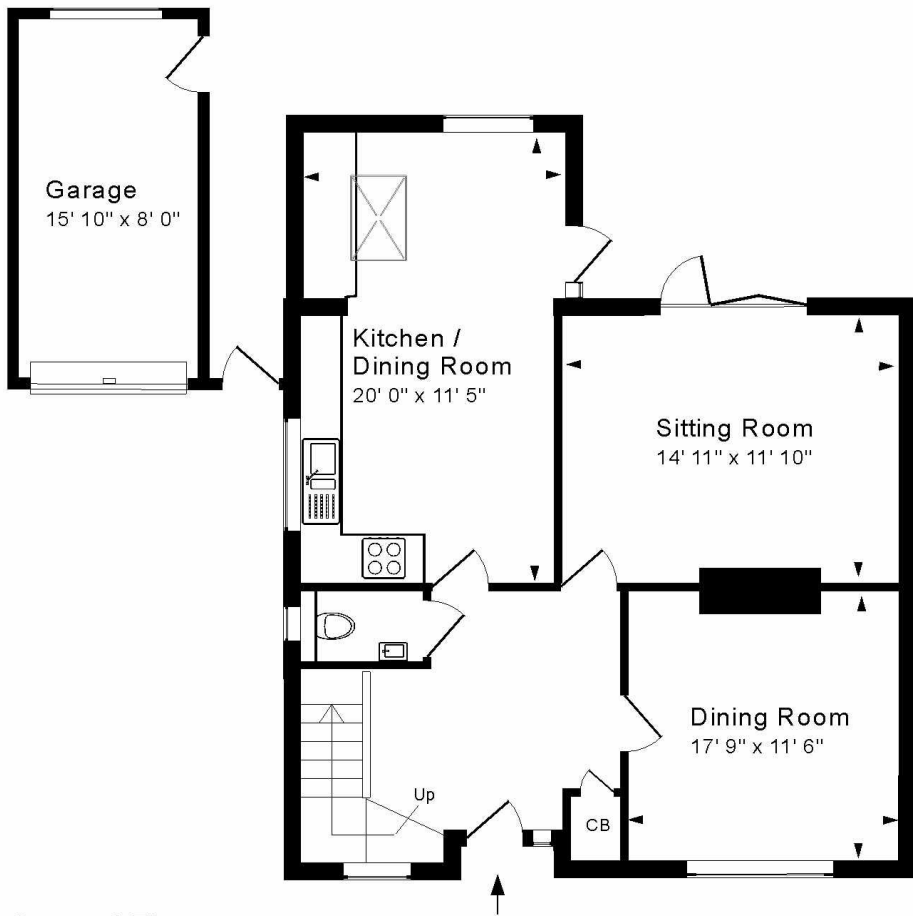
The house sits on a highly convenient and sought after road between the lower slopes of Bathwick Hill and Sham Castle Lane. There is a Tesco Express and coffee shop close to the house, whilst the centre of Bath (with its railway station and countless excellent shops and amenities) is only a short half a mile or so walk away - also served by a regular bus service. Superb local schools, both primary and secondary, are also close by.





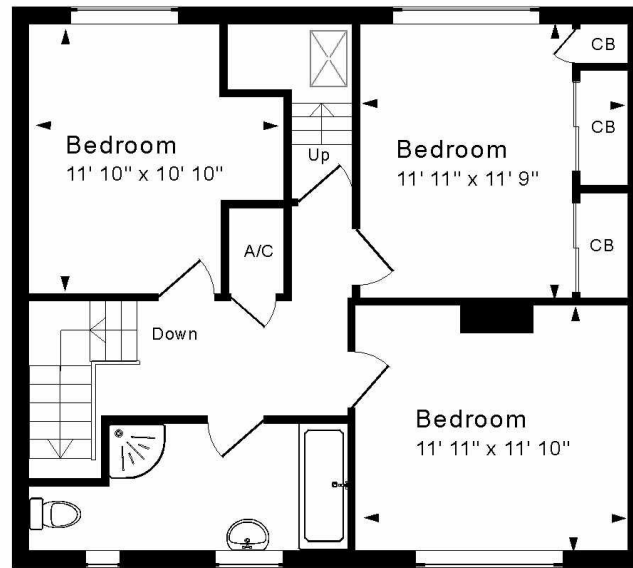




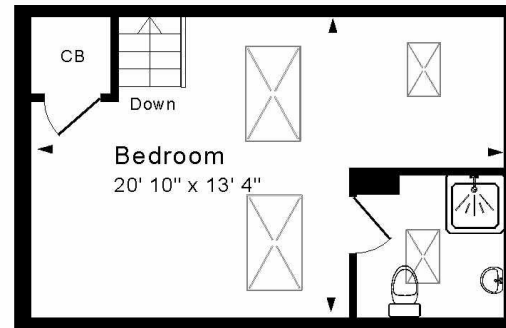


Ground Floor

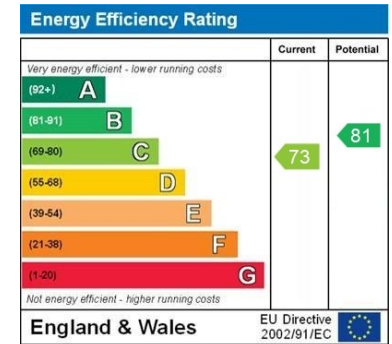
Approx. Gross Internal Floor Area 1,625 Sq. Ft. / 151 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2025  
 Drawing Number: 172-0836  
 22 St Anns Way, Bath, BA2 6BT.



First Floor



Second Floor



**Tenure:** Freehold  
**Council Tax:** 'F' - £3,198.78

