

whiteley helyar



1,658 ft²



4 double
bedrooms



bathroom &
cloakroom



garage, driveway
& residents'
permits

Guide Price £700,000

37 Minster Way, Bath, BA2 6RH

A particularly spacious, bright and well presented four double bedroom semi-detached house in this sought after 'no through' road on the edge of the city centre, enjoying fine open views.

ACCOMMODATION

4 good bedrooms
cloakroom
dining room
kitchen
double glazing

bathroom
living room
further reception room
gas fired heating
single garage and driveway

EXTERNALLY

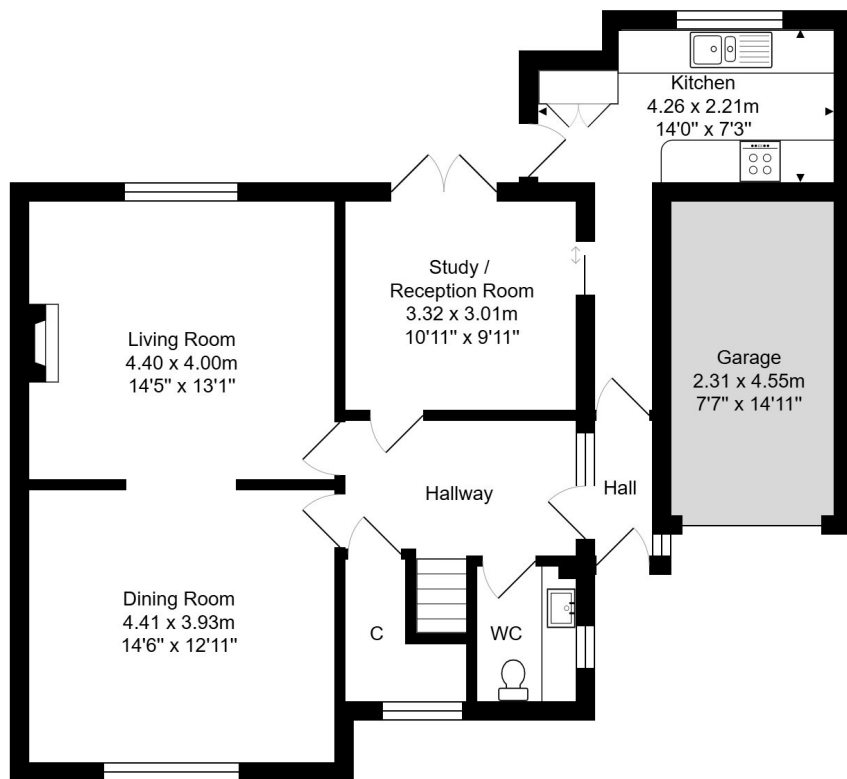
There is a small garden in front of the house, with shrubs, whilst to the rear, there is an enclosed garden, mainly laid to lawn with flower beds, herbaceous borders, ornamental bushes and shrubs. To the side of the property sits the single garage with sloping driveway to the road. Residents' parking permits (zone 14) are also available.

LOCATION

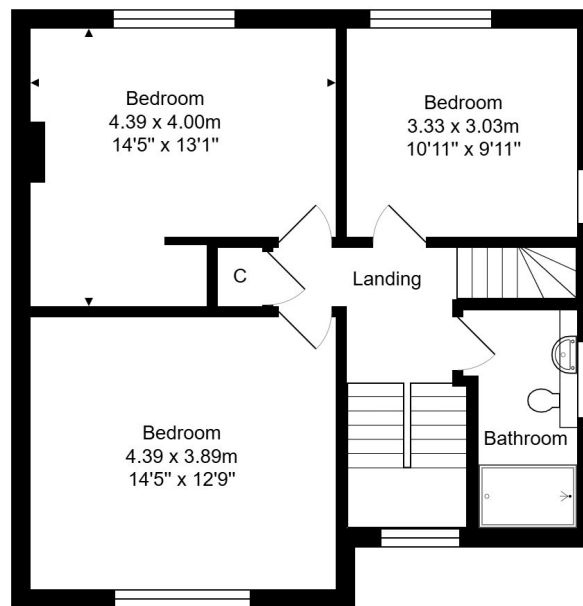
The house stands in this desirable and most convenient residential location. It is close to Bathwick St Mary's and King Edward's schools - as well as the range of shops and amenities on Bathwick Street, and Sydney Gardens (with its excellent children's play area, tennis courts and access onto the Kennet and Avon Canal). The very centre of Bath and Bath Spa Railway Station are also within walking distance.



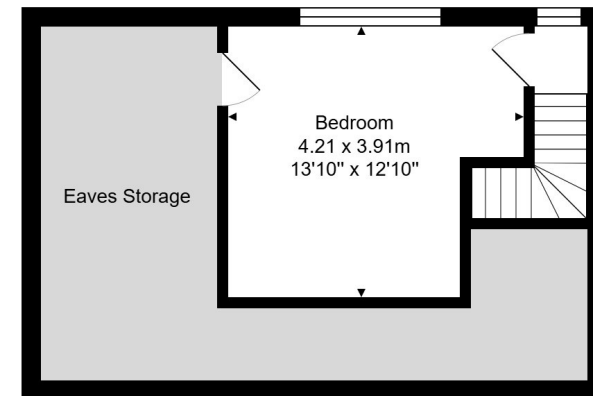




Ground Floor
Area: 75.3 m² ... 811 ft²



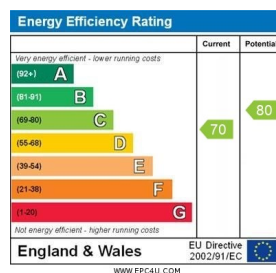
First Floor
Area: 60.6 m² ... 652 ft²



Second Floor
Area: 18.1 m² ... 195 ft²

Total Area: 154.0 m² ... 1658 ft² (excluding garage, eaves storage)

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
www.epcassessments.co.uk



Tenure: Freehold
Council tax band: 'F' £3,043.52

