

whiteley helyar



822 ft²



3 bedrooms



bathroom



on street parking

Guide Price

£425,000

Fern Cottage, 18 Bathford Hill, Bathford, Bath, BA1 7SL

A charming and very well presented Grade II Listed 3 storey end of terrace period cottage most pleasantly situated in the heart of the thriving village of Bathford. The house stands in a pretty, sunny back garden and enjoys a lovely view in front, over the rugby pitch and to the hills beyond.

ACCOMMODATION

3 bedrooms
sitting/dining room
lovely period features

bathroom
kitchen
gas fired heating

EXTERNALLY

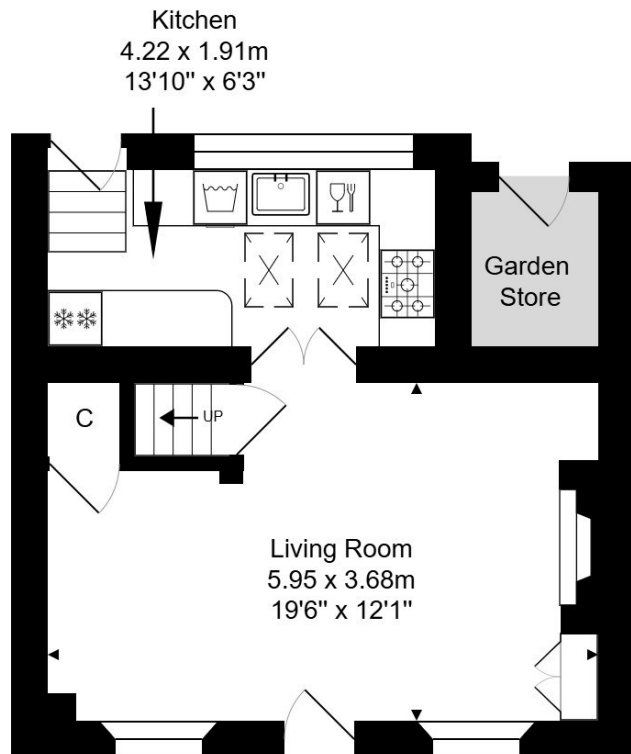
There is a small gravelled courtyard garden to the front of the house, whilst to the rear is the charming and well tended enclosed garden, facing approximately South. This has been beautifully landscaped to provide a lawn, paved sun terrace, stone walling, raised beds, flower and herbaceous borders, ornamental bushes, fruit trees and useful garden store room.

LOCATION

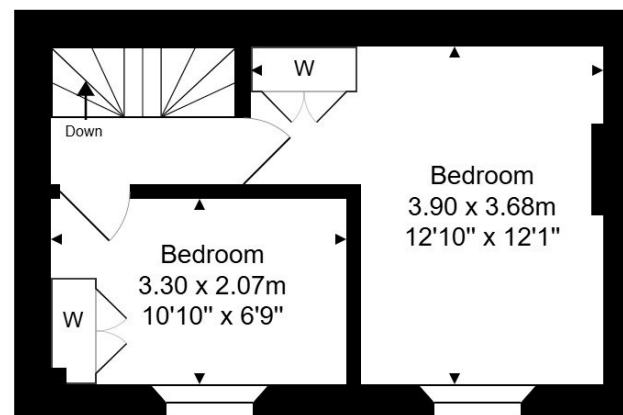
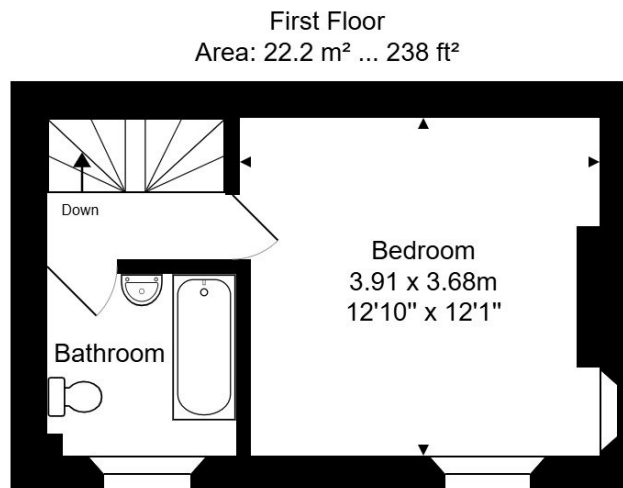
Fern Cottage occupies a most convenient location in the centre of this highly sought after village. It is within a very short walk of the excellent amenities in Bathford (including a wonderful community shop/café, hair salon, pub, frequent bus service, 'outstanding' primary school, children's playground, allotments, rugby and cricket clubs and a church), fabulous walks are very close to hand - in the nearby open countryside, along the river or up in the woodland at Brown's Folly Nature Reserve. The additional shops and amenities in Batheaston are also closeby - including the excellent doctor's surgery, whilst the centre of Bath is just over 3miles away.







Ground Floor
Area: 32.1 m² ... 345 ft²



Total Area: 76.4 m² ... 822 ft² (excluding garden store)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	54
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Tenure: Freehold
Council tax band: 'C' - £1,968.48 - 2025/6

