

whiteley helyar



2,185 ft²



6 bedrooms



bathroom



street parking

Guide Price £650,000

156 North Road, Bath, BA2 5DL

A charming grade II listed house within this sought after village requiring complete refurbishment benefitting from a large south facing garden. This spacious house offers over 2,000 square feet of bright accommodation arranged over four floors and retains several delightful period features such as sash windows, woodblock flooring, feature fireplaces and high ceilings.

ACCOMMODATION

entrance hall
sitting room with double doors to the garden
dining room
kitchen breakfast room

workshop/studio
cloakroom
six bedrooms
large family bathroom

EXTERNALLY

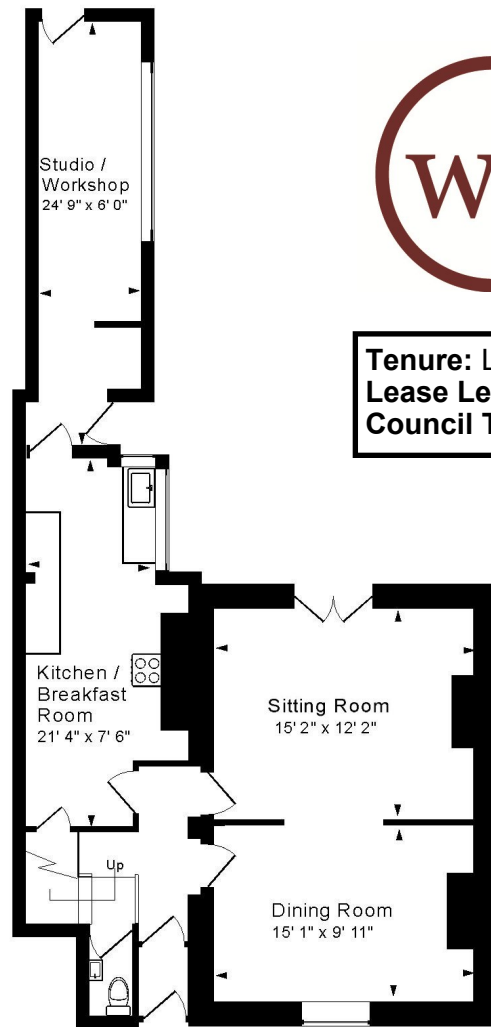
The property offers a large south facing rear garden around 150ft in length enclosed by timber fencing, bushes and low stone walls. The garden is mainly laid to lawn, planted with a number of trees with a patio area providing space for garden furniture. The property also benefits from rear access which could be used to accommodate additional parking subject to the relevant consents.

LOCATION

156 North Road enjoys a convenient position on the popular southern fringes of Bath, just a little over two miles from the centre of the city. The property is situated within the sought after village of Combe Down which offers a wide range of local amenities, just a short walk away. It is close to a range of excellent schools, including Combe Down Primary, Ralph Allen, Prior Park and Monkton Combe, whilst Bath University, Combe Grove, Bath Spa railway station and the huge number of shops and facilities in the city centre are also just a short bus journey away. Wonderful walks through Rainbow Woods and National Trust land are also very nearby.







Ground Floor

Approx. Gross Internal Floor Area 2,185 Sq. Ft. / 203 Sq. M

Includes restricted headroom

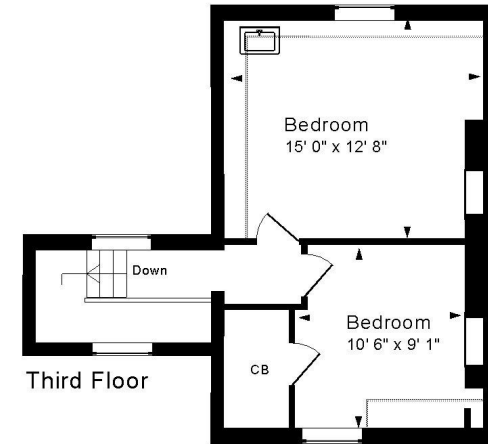
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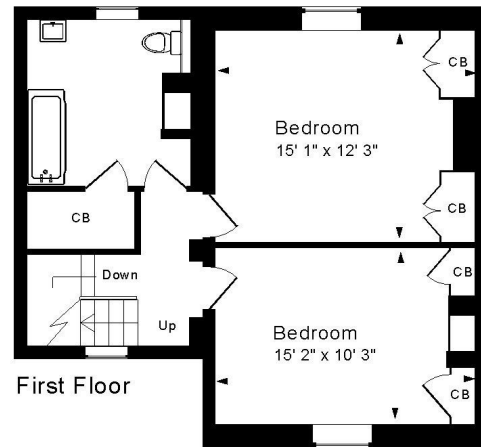


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		18
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

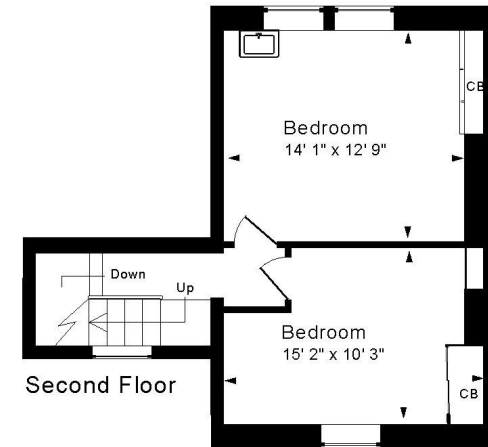
Tenure: Leasehold (absentee freeholder)
Lease Length: Residue of a 999 year lease
Council Tax: 'F' = £3,198.78



Third Floor



First Floor



Second Floor

