whiteley helyar



535 ft²

2 bedrooms

bathroom

street parking

Guide Price £ 375,000

20 Dafford Street, Bath, BA1 6SW

A charming and extended two bedroom Georgian cottage, tucked away in a quiet residential spot in Larkhall village and offered with no onward chain. With patio gardens to both front and rear, the enlarged ground floor has been knocked through to create a wonderful open plan kitchen/dining/living space, whilst the modern bathroom sits between the two bedrooms on the first floor.

ACCOMMODATION

Front door opening directly onto sitting/dining room, open plan to:
Ground floor extension housing modern fitted kitchen with peninsula

- Two bedrooms, both with fitted storage
- Bathroom

EXTERNALLY

The house sits behind a good sized paved front garden, with planted borders to two sides and a concrete path leading to the front door. From the kitchen area, you step out to an enclosed south-westerly courtyard with very useful gated pedestrian rear access.

LOCATION

Dafford Street is a peaceful “one way” road, just beyond Larkhall Square and on the fringes of open countryside. Larkhall is a popular village known for its vibrant community, array of independent shops and excellent local schools. The property enjoys good bus links to the centre of Bath and easy access to the M4 without having to cross the city.



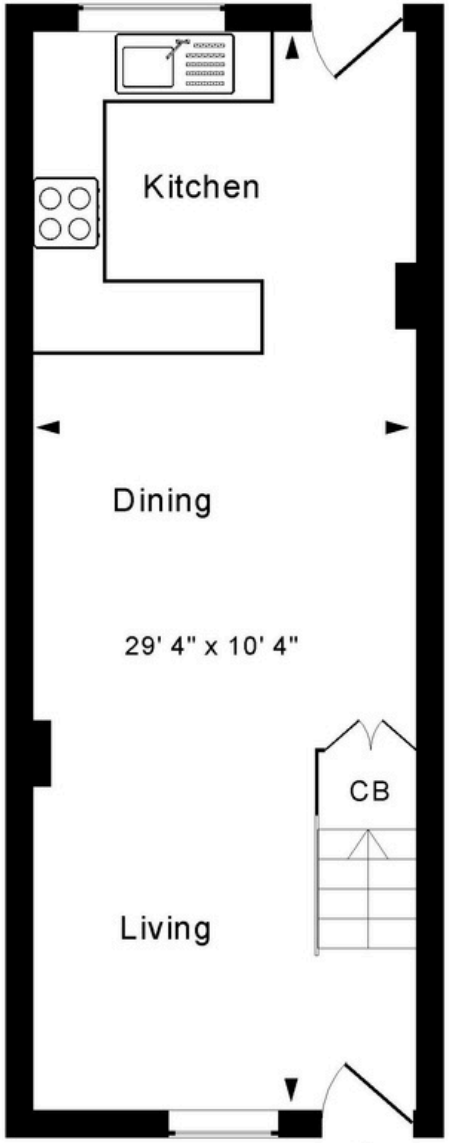




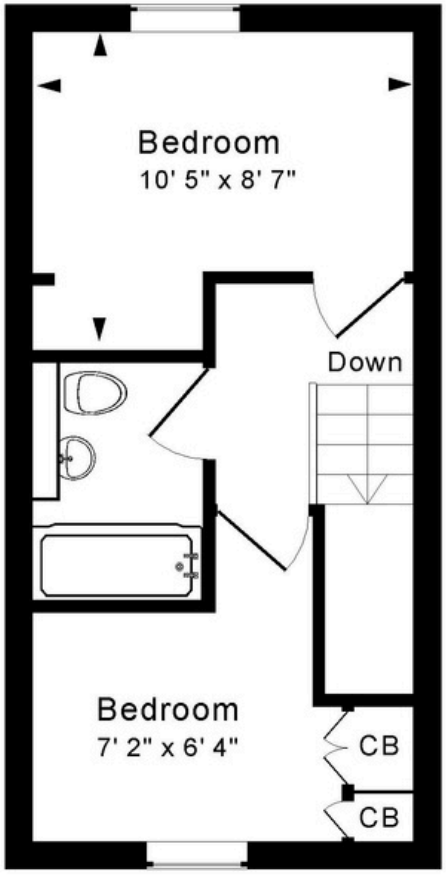








Ground Floor



First Floor





Approx. Gross Internal Floor Area 535 Sq. Ft. / 50 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Drawing Number:172-0927
20 Dafford Street, Larkhall, Bath, BA1 6SW.

Tenure - Freehold
Council Tax band 'C' = £2,066.91 (26/27)

