

# whiteley helyar



2,395 ft<sup>2</sup>



5/6 bedrooms



2 bathrooms & wc



garage &  
driveway parking

Guide Price                      £1,350,000

10 Bannerdown Close, Batheaston, Bath, BA1 7JN

A substantial detached house of pleasing character standing in large gardens and most pleasantly situated in this highly sought after and quiet 'no through' road. Wonderful widespread and far reaching views across the valley.

### ACCOMMODATION

5 bedrooms  
living room  
study/bedroom 6  
kitchen/breakfast room  
cloakroom

2 bathrooms  
dining room  
conservatory  
utility  
double glazing and gas fired heating

### EXTERNALLY

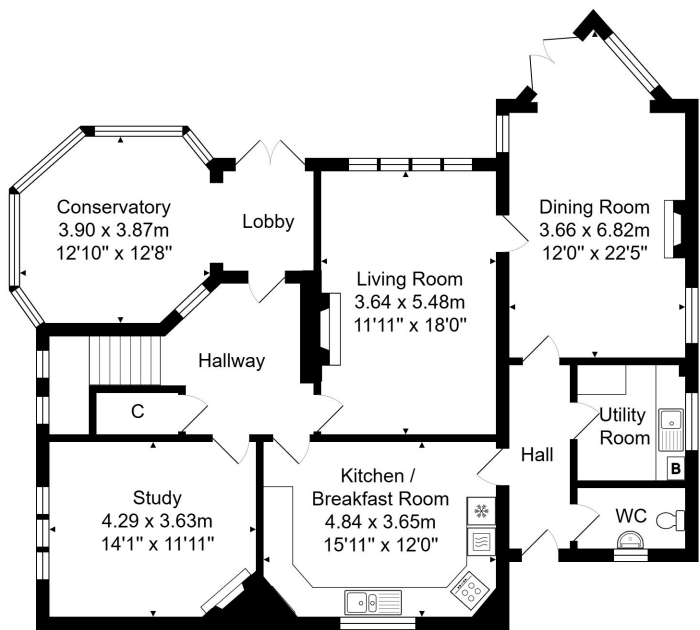
The extensive gardens are enclosed, face approximately south and are mainly laid to lawn with a large paved sun terrace directly off the house - perfect for outdoor dining and taking in the aspect and view. There are mature ornamental and fruit trees, numerous bushes, shrubs and flower borders, bulbs, outside water and lighting. There is a detached garage (with useful storage over) and further driveway parking.

### LOCATION

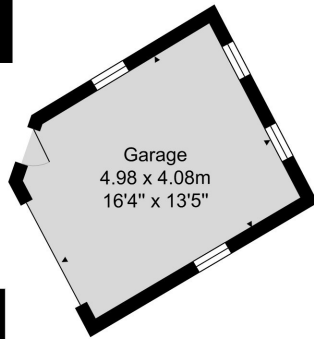
The house occupies a very convenient, peaceful and popular position, within walking distance of the doctors surgery, chemist, vets, post office, take-away, shops, pub, churches, 2 excellent schools and other amenities both in Batheaston and Bathford villages. Walks through open countryside, across Bannerdown Common and along the Kennet and Avon Canal are close at hand, swift access to the M4 is available (to both Bath and Chippenham junctions) without having to cross the city and the property is well served by buses to the centre of Bath - about 3 miles away.



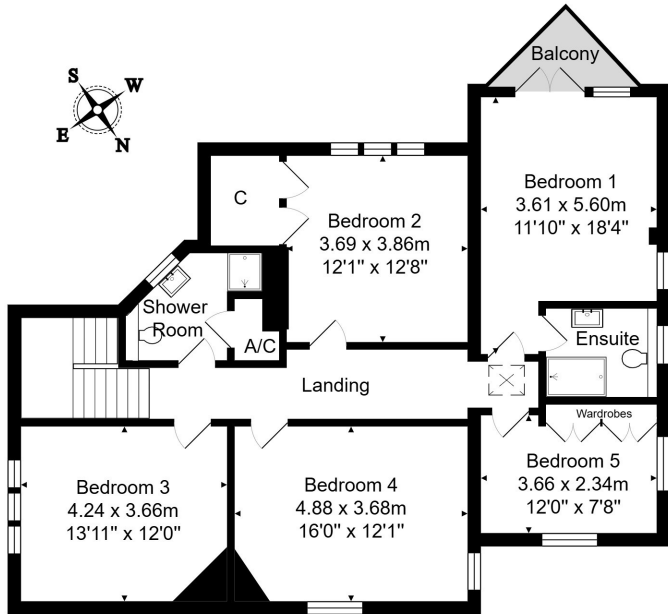




Ground Floor  
Area: 112.6 m<sup>2</sup> ... 1212 ft<sup>2</sup>



Garage  
Area: 19.8 m<sup>2</sup> ... 213 ft<sup>2</sup>



First Floor  
Area: 109.9 m<sup>2</sup> ... 1183 ft<sup>2</sup>

Total Area: 222.5 m<sup>2</sup> ... 2395 ft<sup>2</sup> (excluding conservatory, balcony, garage)



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	65	77
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

**Tenure: Freehold**  
**Council Tax: 'G' - £4,057.02 (2026/27)**

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