

# whiteley helyar



*1,370 ft<sup>2</sup>*



*4 bedrooms*



*2 bathrooms*



*on street*

Guide Price

£675,000

2 Mount View, Lansdown, Bath, BA1 5QF

## DESCRIPTION

A charming period terraced house in this highly sought after location, enjoying pleasing open views to both front and rear, whilst offering 4 bedrooms and extended living accommodation.

## ACCOMMODATION

4 bedrooms	sitting room
bathroom	kitchen/breakfast room
dining/living room	partial double glazing
en-suite shower room	home office/gym

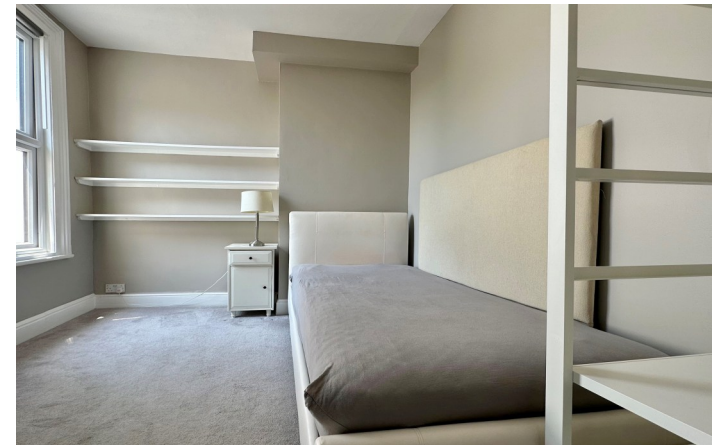
## EXTERNALLY

There is a small paved front garden with a hedge, water tap and gate to the road. The landscaped rear garden is enclosed, faces approximately Southwest and comprises a level lawn with artificial grass, a paved sun terrace and further outside tap.

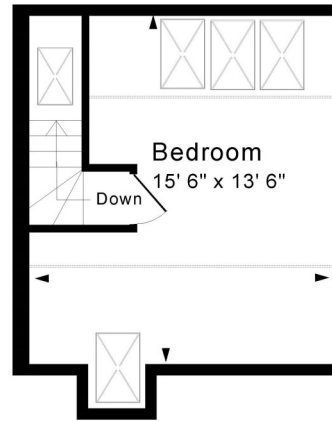
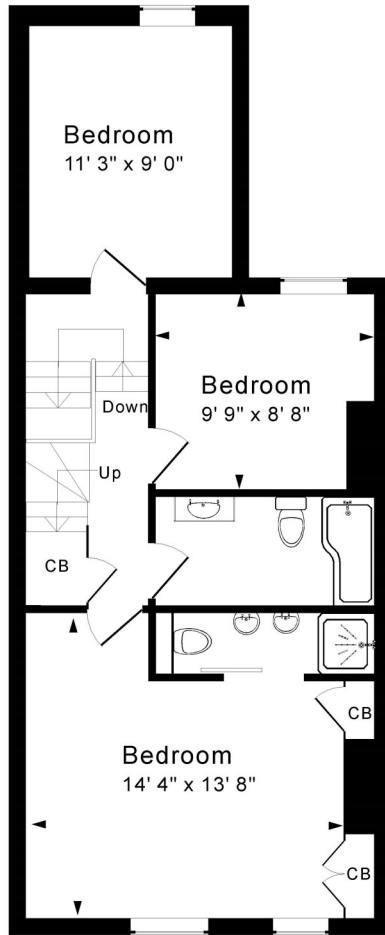
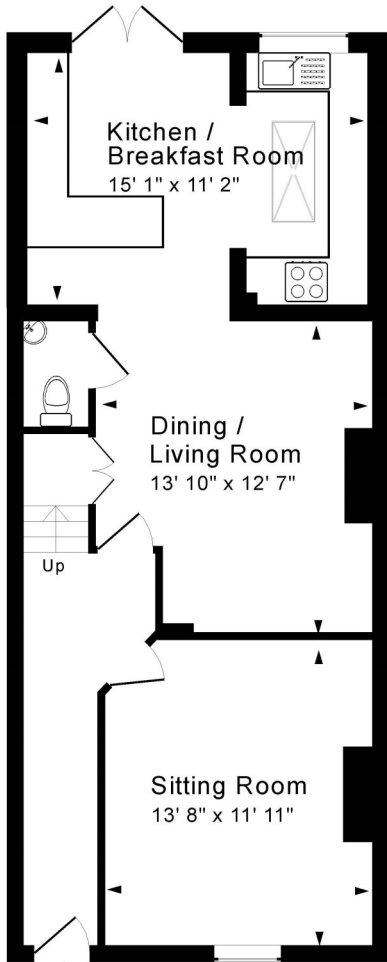
## LOCATION

Mount View is one of the most charming and popular locations in the city, overlooking the green, situated on the prime Northern slopes and just over a mile from the very centre of Bath. Aside from the many shops and amenities in the World Heritage City, various excellent schools are within a short walk, as are Lansdown Tennis and Squash Club and Richmond Green. The house is also served by a regular bus service and swift access to the M4 is available.





**Tenure:** Freehold  
**Council tax band:** 'D' £2,325.27 26/27



**Ground Floor**

Approx. Gross Internal Floor Area 1,370 Sq. Ft. / 127 Sq. M  
 Includes restricted headroom

Drawing Number: 172-0586  
 2 Mount View, Lansdown, Bath, BA1 5QF.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	63

