

whiteley helyar



2,050 ft²



*4 double
bedrooms*



3 bathrooms



*garage & driveway
parking*

Guide Price £900,000

67 Northend, Batheaston, Bath, BA1 7EH

A spacious and stylish detached modern house, cleverly re-modelled and refurbished to create light, bright and versatile accommodation of a particularly high standard. Most pleasantly located in this peaceful 'no through' road in the sought after village of Northend on the Eastern outskirts of the city, this beautifully presented property enjoys a pleasing open view, is close to open countryside yet is conveniently placed for easy access to Bath.

ACCOMMODATION

4 double bedrooms (1 on the ground floor)
large open plan living/dining/kitchen space
sitting room
gas fired heating

3 bath/shower rooms (1 on the ground floor)
utility
double glazing
garage and garden store

EXTERNALLY

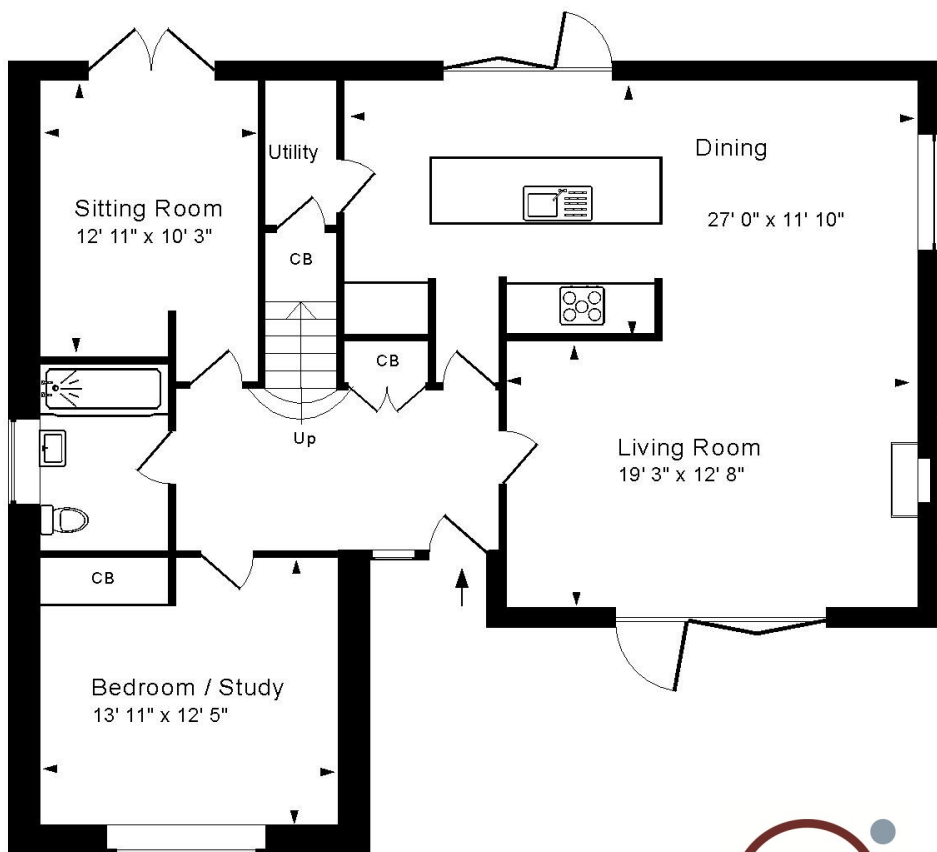
The house stands in pretty gardens to both front and rear. There is a level lawn surrounded with hedging and a paved sun terrace directly off the living room. A further large enclosed paved terrace leads from the kitchen, with raised flower flower beds and a variety of mature shrubs and ornamental bushes. There is a useful stone built store room, a single garage and driveway parking for additional vehicles, together with an EV charger.

LOCATION

Number 67 occupies a lovely, tucked away position in this extremely popular area of Bath. It is very close to beautiful open countryside (including Little Solsbury Hill and the gorgeous St Catherine's Valley), yet is within walking distance of Chris Rich's Farm Shop and the various shops and amenities both in Batheaston and Northend (with an excellent primary school, village hall, doctors surgery, dentist, chemist, veterinary practice, church, convenience stores, post office, takeaway and pub). The village is served by frequent buses to the centre of Bath - some 3½ miles away - and swift access to the M4 is available without having to cross the city.





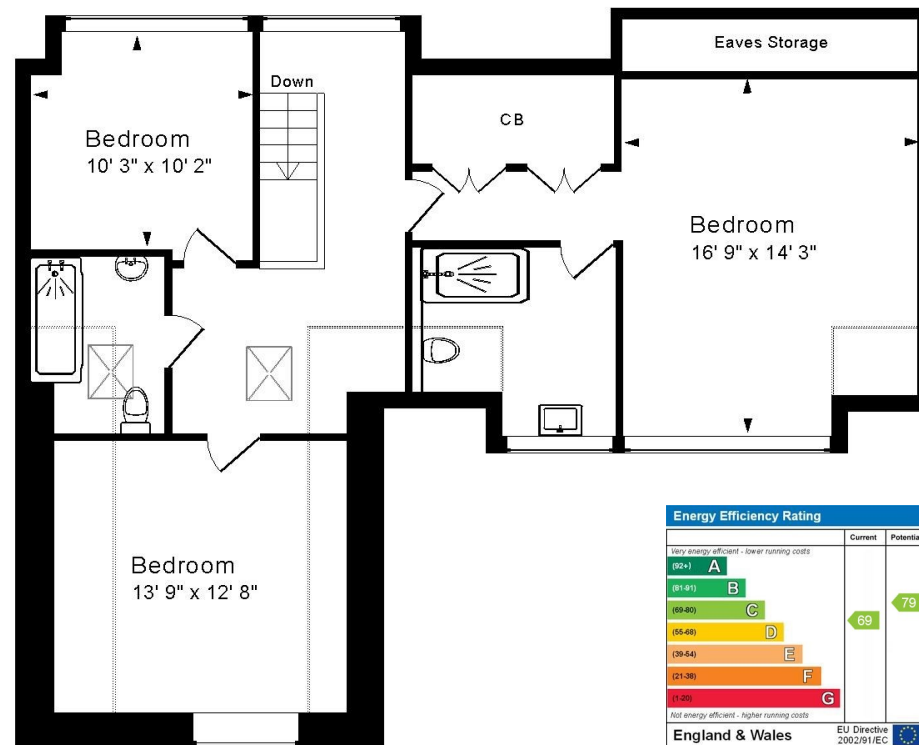


Ground Floor

Approx. Gross Internal Floor Area 2,050 Sq. Ft. / 190 Sq. M

Includes areas of restricted headroom.

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First Floor

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 & Wales	EU Directive 2002/91/EC	
	69	79
www.epcru.com		

Tenure: Freehold
Council Tax Band: 'F' £3,516.08 2026/27

