For Sale £479,500

Pera Place, Bath BA1 5NX

Extended bay-fronted Victorian end of terrace house with fabulous city views.

3 Beds | 2 Receps | Gas central heating | Residents' parking Zone 16 (permit required)

Phone: 01225 443322 | **Email:** property@wildandlye.com

WILD & LYE

The Location

Positioned on a quiet, elevated street, Pera Place sits just north-east of the city centre. Residents can enjoy a pleasant residential setting while being just a half-mile walk away from the bustling heart of Bath. It also provides swift vehicular access to the M4 without having to navigate through city traffic.

Shops & Amenities

Lots of choice when it comes to shopping and dining:

- **Larkhall Village:** This thriving independent village offers a butchers, delicatessen, newsagents, post office, local cafes, and a convenient Co-op.
- **Bath City Centre:** A scenic downhill stroll of just over half a mile leads you directly to the extensive, world-class shopping, dining, and leisure options that central Bath has to offer.
- **Green Spaces:** Enjoy local parks and gardens, including Hedgmead Park, Henrietta Park, and Sydney Gardens.

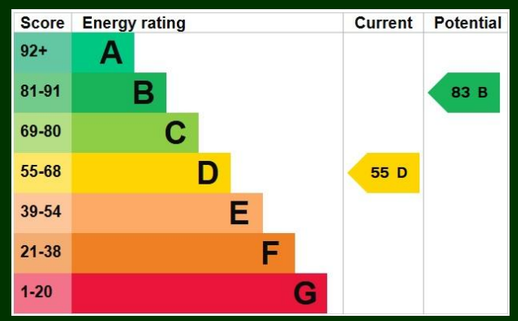
Schools

Families will appreciate the proximity to excellent schools within walking or a very short driving distance:

- **Primary:** St. Stephen's Primary School and St. Mary's Catholic Primary School.
- **Secondary/Independent:** Near highly regarded schools such as Kingswood School and The Royal High School.

Council Tax

Band D



Arrange a viewing

01225 443322

www.wildandlye.com

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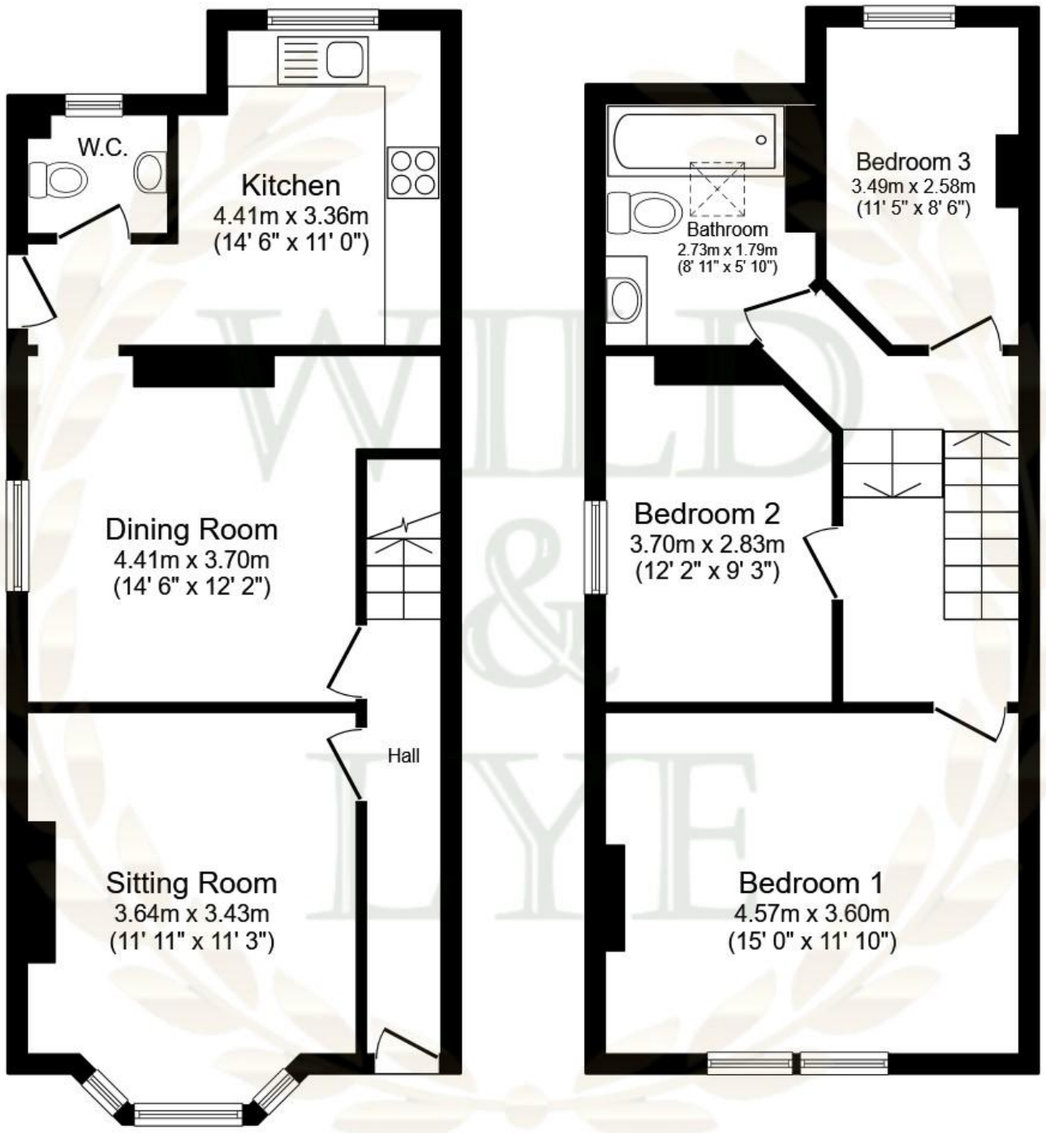

Ground Floor First Floor

Total floor area: 93.5 sq.m. (1,006 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Sitting Room

Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Garden to the side