

# whiteley helyar



1,160 ft<sup>2</sup>



3 double  
bedrooms



bathroom



resident's  
permit  
parking

Guide Price                      £535,000

13 Pera Place, Bath, BA1 5NX

A lovely three double bedroom Victorian house on the lower slopes of Camden, with spectacular views over the city, and a good-sized level garden offering a very attractive open aspect to the rear. The rear of the dining room has been opened up, creating a fantastic open connection between that room, the kitchen, and a breakfast room/playroom; whilst the kitchen and bathroom have been recently replaced adding wonderfully contemporary spaces to this delightful family home.

### ACCOMMODATION

Entrance hall  
Bay-fronted sitting room with log burning fire and alcove storage  
Dining room opening to both kitchen & breakfast room/playroom  
Recently fitted kitchen  
Breakfast room/playroom with glazed double doors to the garden  
Three double bedrooms  
Newly installed family bathroom with separate shower cubicle and utility cupboard

### EXTERNALLY

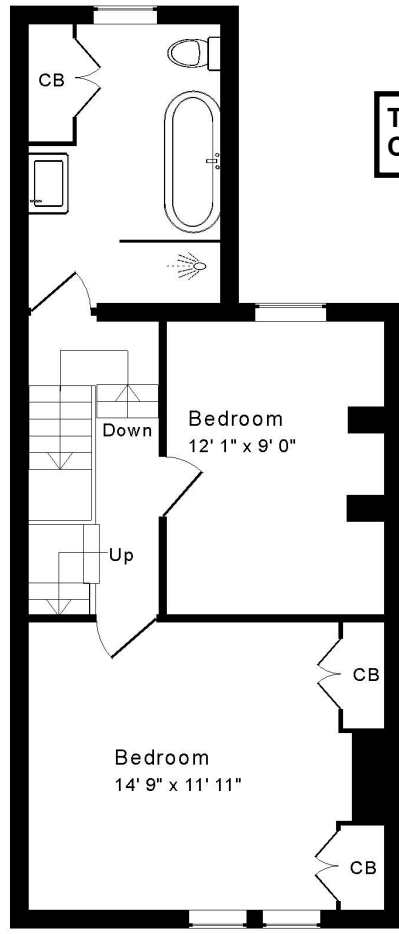
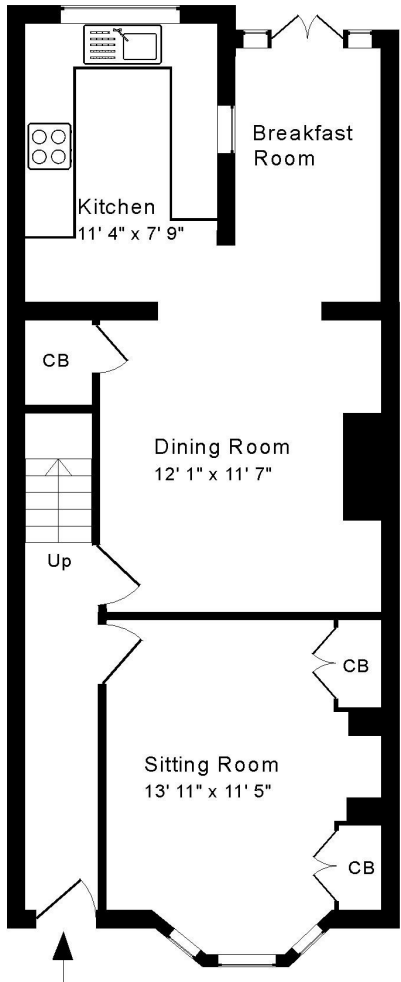
A patio flanked by stone-built raised planters sits adjacent to the house, accessed directly from the breakfast room. A step down then leads to the remainder of the garden, which is mainly laid to lawn with planted borders, along with a further patio at the end of the garden creating the perfect spot from which to enjoy the evening sun. Finally, there is a very useful pedestrian rear access, which leads down to Seymour Road.

### LOCATION

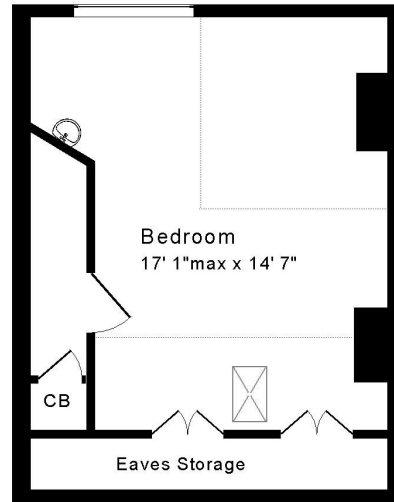
Pera Place is a quiet road on the edge of Camden. It is just over half a mile from the extensive range of shops, transport links and other facilities that the centre of Bath has to offer, with green spaces close by in Hedgemoor Park, Henrietta Park & Sydney Gardens. St Stephens and St Marys Primary schools are also a walk away, whilst swift access to the M4 is available without having to cross the city.







**Tenure: Freehold**  
**Council Tax Band: 'C' - £2,066.91**



**Ground Floor**

Approx. Gross Internal Floor Area 1,160 Sq. Ft. / 108 Sq. M  
For identification purposes only. Not to scale.  
Drawing Number: 172-0883  
13 Pera Place, Bath, BA1 5NX.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		60	75
England & Wales		EU Directive 2002/91/EC	

