

whiteley helyar



1,952 ft²
plus garage



4 double
bedrooms



3 bathrooms



garaging &
driveway parking

Guide Price £850,000

12 The Chestertons, Bathampton, Bath, BA2 6UJ

A light and bright detached modern house which has been cleverly extended to create substantial and spacious accommodation in this highly sought after and convenient village just 2 miles from the very centre of Bath.

ACCOMMODATION

4 double bedrooms
en-suite shower room
living room
kitchen/breakfast room
utility

bathroom
further cloaks/shower room
sitting room
dining room
gas fired heating and double glazing

EXTERNALLY

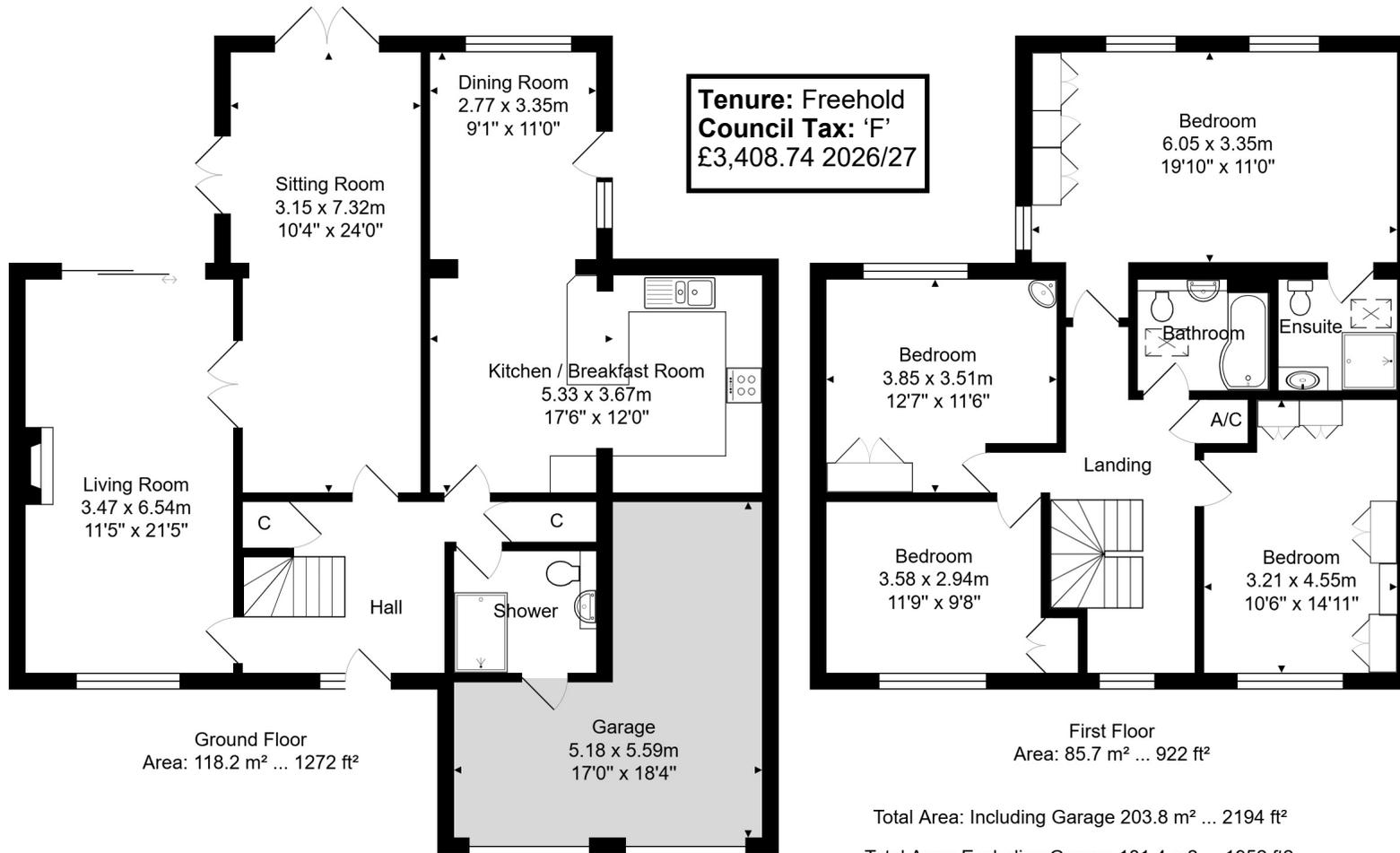
The property stands in charming enclosed gardens. Facing about South (with a hint of West) the back garden is mainly laid to lawn with well stocked flower and herbaceous borders, ornamental bushes and shrubs. 3 doors from the back of the house lead directly onto the full width paved terrace - perfect for outdoor dining - whilst side access heads to the pretty front garden, garage and driveway parking for additional vehicles.

LOCATION

12 The Chestertons occupies a very handy and popular position, just a couple of miles from the city centre. It is within easy walking distance of the amenities in Bathampton (including the doctors surgery, café, Spa shop and post office, church, the famous 'George' public house and excellent primary school) and it is served by buses into the heart of Bath. Wonderful walks are close at hand, either in lovely woodland and open countryside, or along the Kennet and Avon Canal towards Bradford on Avon or into Bath.







Total Area: Including Garage 203.8 m² ... 2194 ft²
Total Area: Excluding Garage 181.4 m² ... 1952 ft²

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100)	A		
(80-89)	B		
(69-79)	C		
(55-68)	D		
(45-54)	E		
(35-44)	F		
(21-34)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

