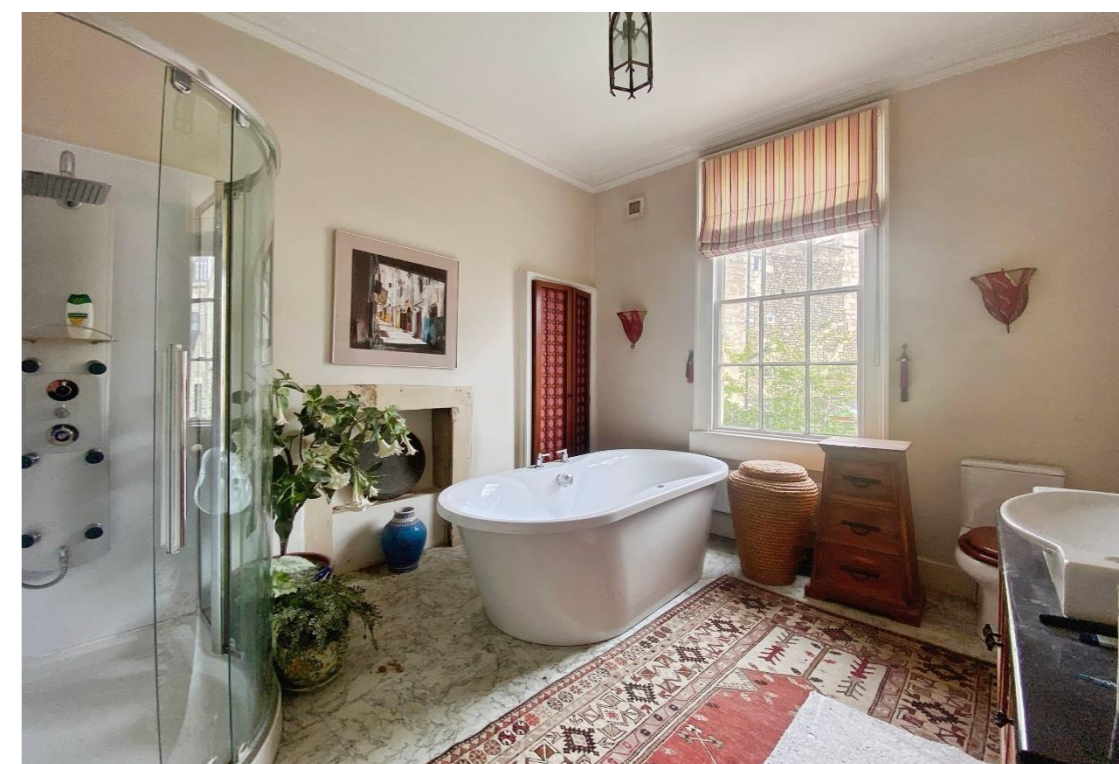




For Sale Over Offers £895,000



Daniel Street, Bathwick, Bath BA2 6ND

Perfectly proportioned Georgian Townhouse in one of the finest streets in Bath.

Accommodation over four floors | Grade II Listed | 3 Beds | Gas Central Heating | Vault Rooms

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





The small and well-planted rear garden provides privacy

A rarity in the city

This is one of the few locations in Bath where houses outnumber apartments in a long street of Georgian townhouses. It's off the usual tourist track and yet so close to the city centre. This really is prime suburbia, neighbouring two beautiful parks (Sydney Gardens and Henrietta Park) and two of the best schools in Bath (King Edward's and Bathwick St. Mary).

Residents' parking

Zone 1. A first permit is £100 per year, with a second permit at £160 per year. Visitor Parking Permits cost £10 per 100 hours of parking.

Tenure

Freehold

Council Tax

Band F

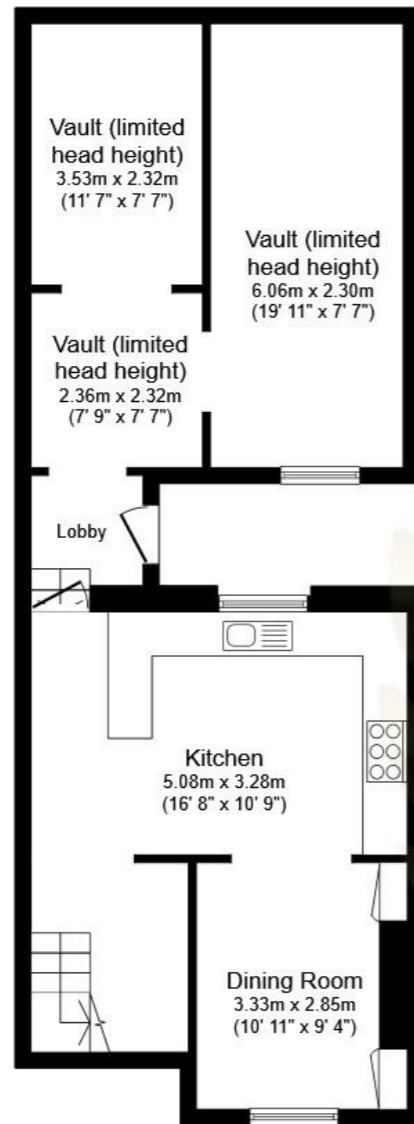
Arrange a viewing

01225 443322

www.wildandlye.com

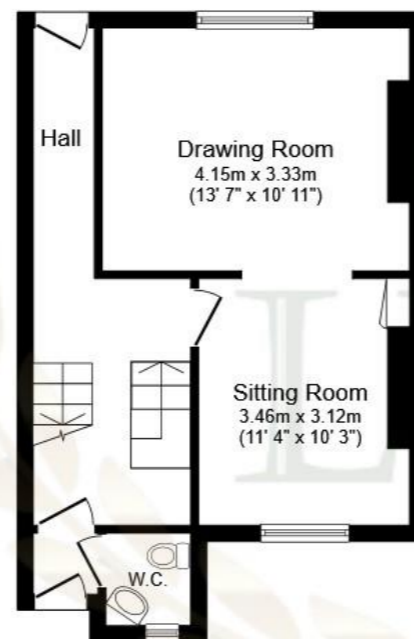
Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wild & Lye in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Wild & Lye nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



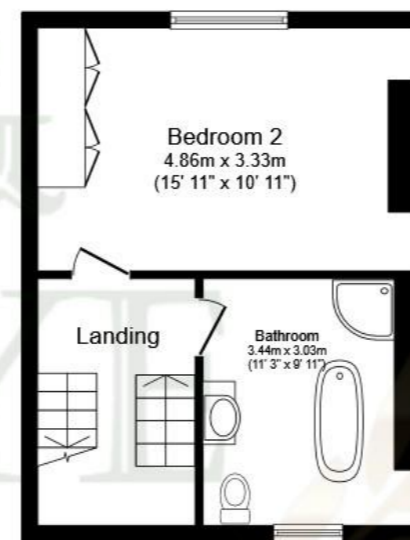
Basement

Floor area 65.4 sq.m. (704 sq.ft.)



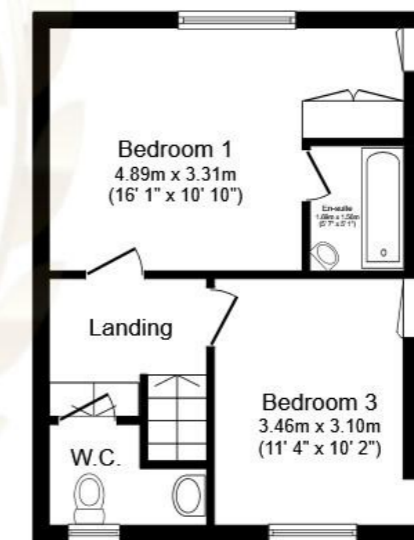
Ground Floor

Floor area 36.6 sq.m. (393 sq.ft.)



First Floor

Floor area 34.1 sq.m. (367 sq.ft.)

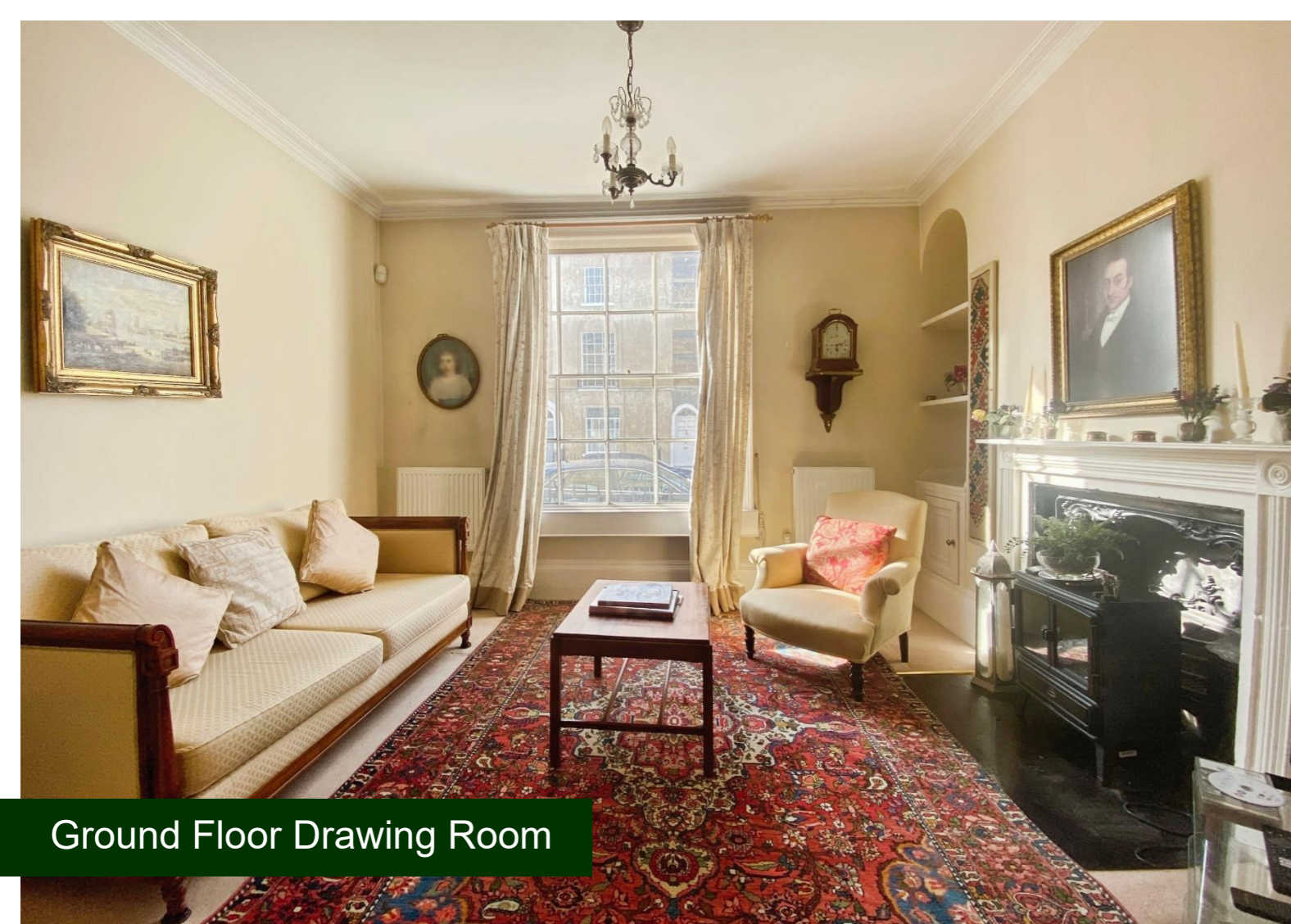


Second Floor

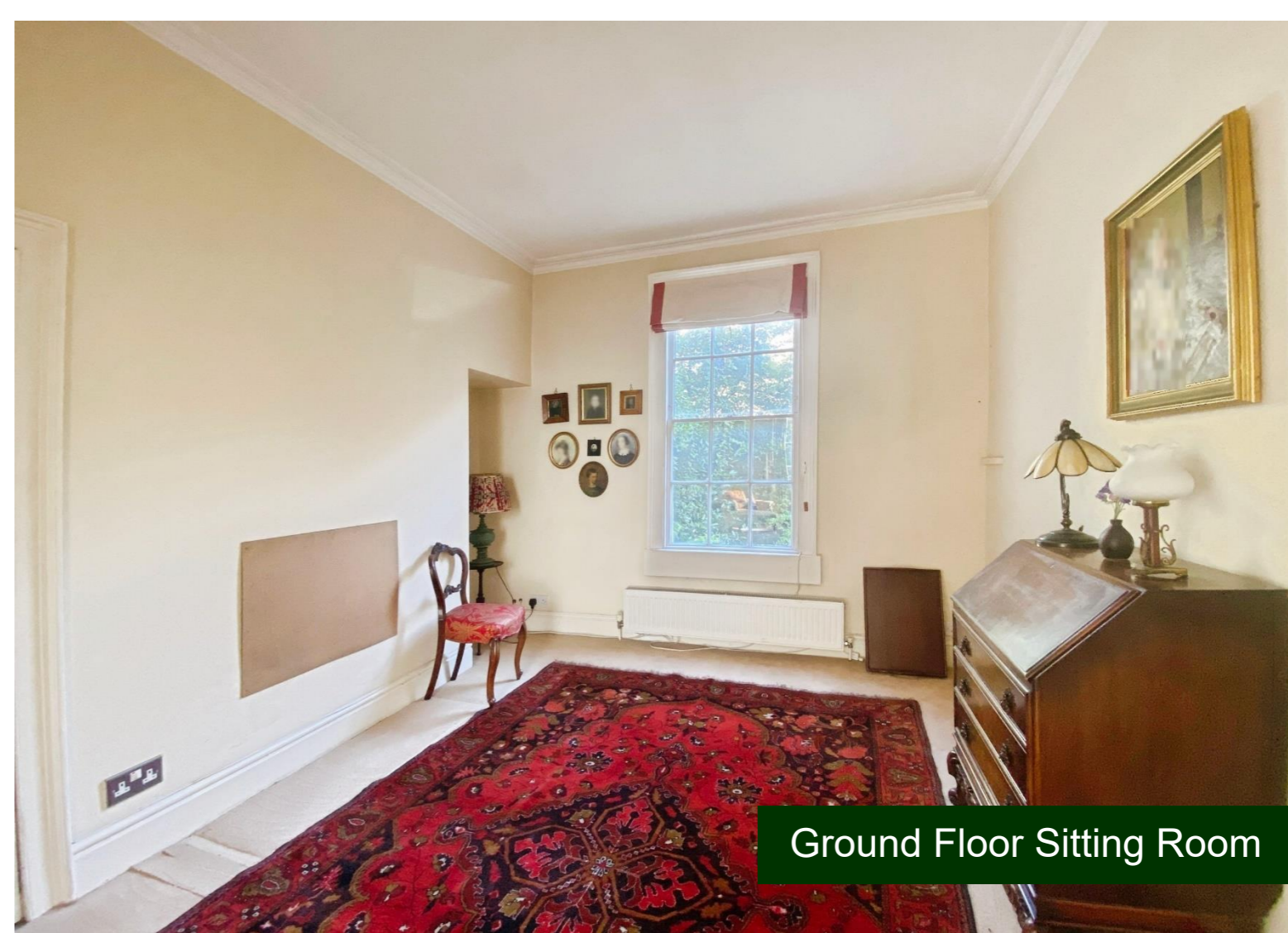
Floor area 34.1 sq.m. (367 sq.ft.)

Total floor area: 170.1 sq.m. (1,831 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



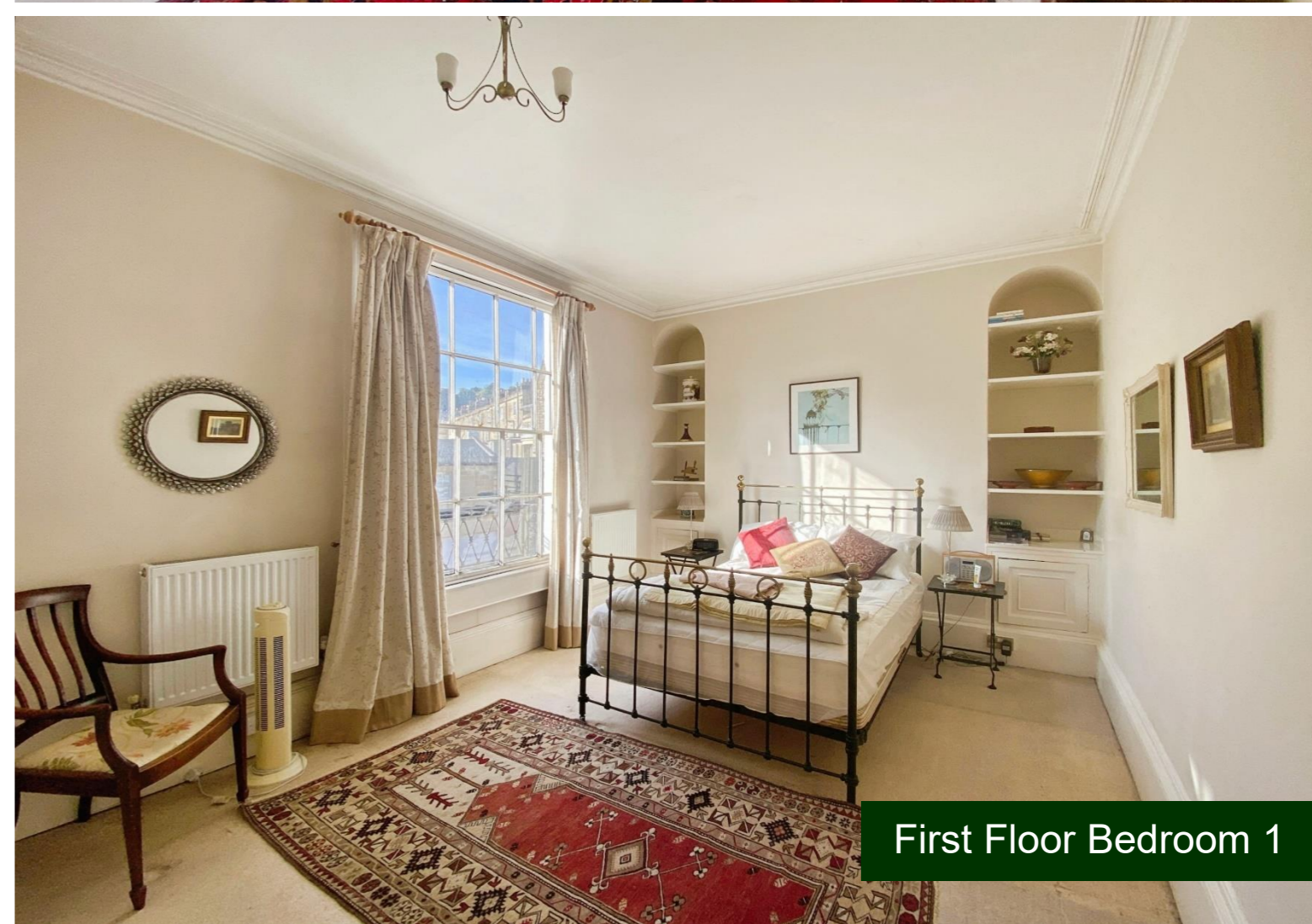
Ground Floor Drawing Room



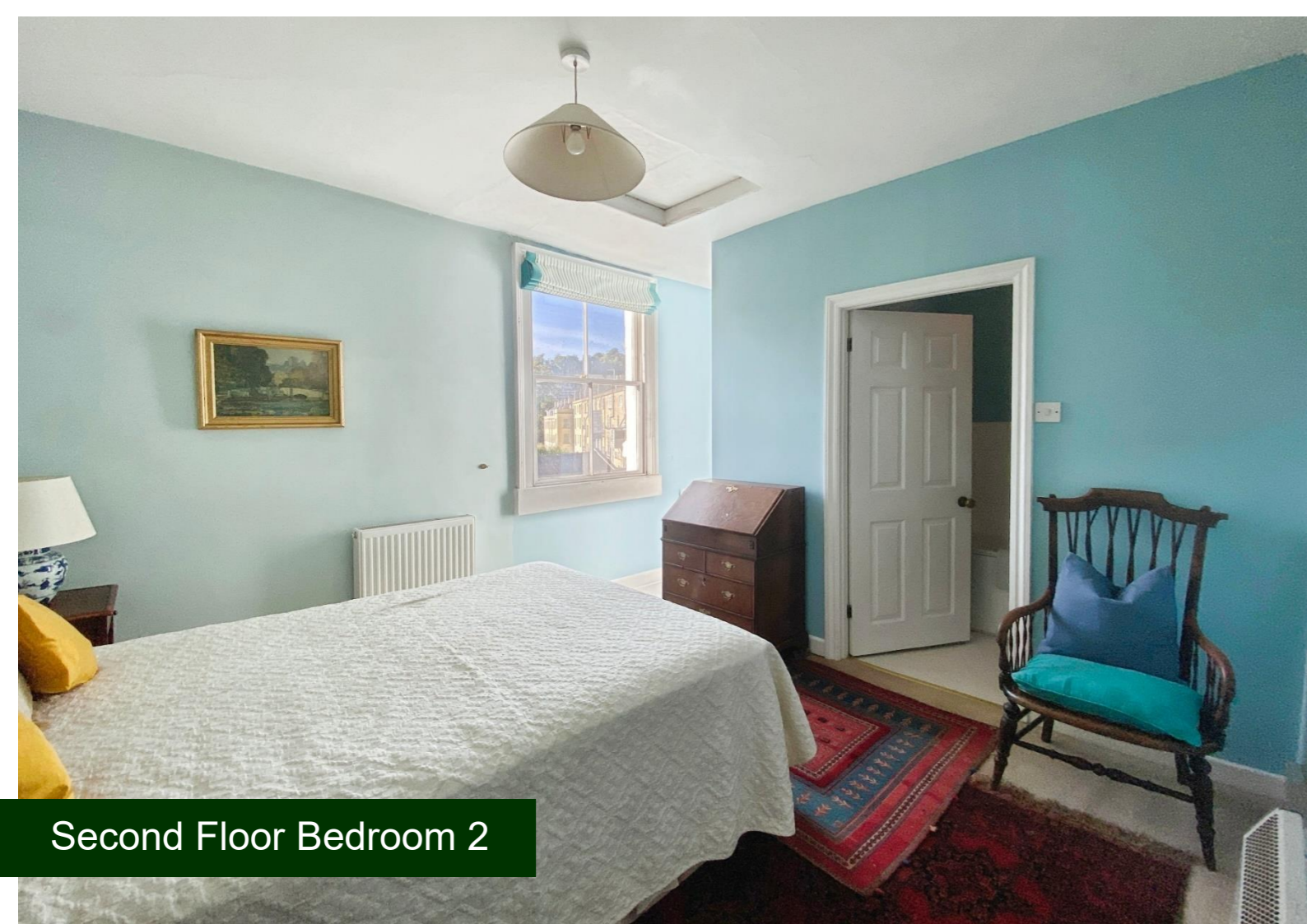
Ground Floor Sitting Room



Downstairs Dining Room and Kitchen



First Floor Bedroom 1



Second Floor Bedroom 2



Second Floor Bedroom 3

*A little pinch of
Wild & Lye*

