

whiteley helyar



1,428 ft²



4 bedrooms



2 bathrooms



garage &
driveway parking

Guide Price £900,000

1 Lansdown Heights, Lansdown, Bath, BA1 5AE

A well-presented four bedroomed house benefitting from a wider than average plot positioned in this highly convenient and sought after private road offering the potential to extend subject to the relevant consents. This versatile property offers a garage with driveway providing space to park in front, beautifully maintained gardens with an additional three acres of delightful communal gardens on your doorstep also at your disposal.

ACCOMMODATION

entrance hall
cloakroom
living room with double doors to the garden
dining room
study

kitchen/breakfast room with door to garden
utility room
four bedroom
en-suite shower room
family bathroom

EXTERNALLY

The development stands in approximately three acres of beautifully maintained communal gardens for the exclusive use of the residents of Lansdown Heights. The property is approached via steps down to the front door through flower borders. The wider than average rear garden offers a large paved patio area perfect for entertaining and alfresco dining with the remainder mainly laid to stone chippings beautifully planted with an extensive array of flowers shrubs and trees borders. There is also gated side access and a delightful feature garden pond.

LOCATION

Lansdown Heights occupies a peaceful and very popular position. It is within easy walking distance of very highly rated local schooling including St Stephens Primary, Royal High and Kingswood Schools, whilst the centre of Bath is just over a mile away - served by a regular bus service. Swift access to the M4 is available without having to cross the city, whilst walks through breathtaking rolling countryside are also close at hand.

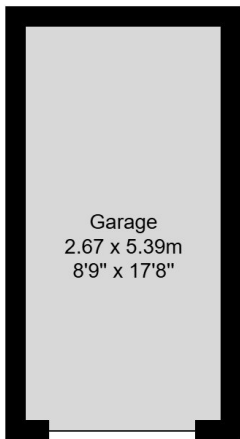




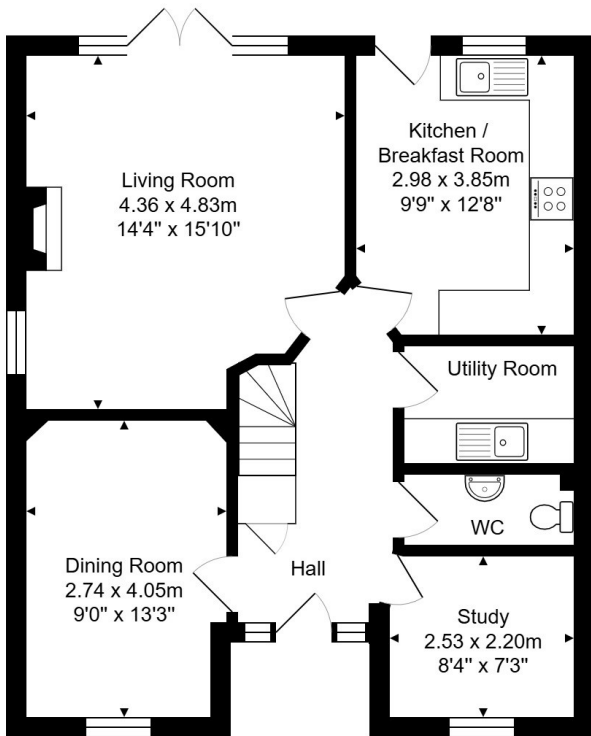


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

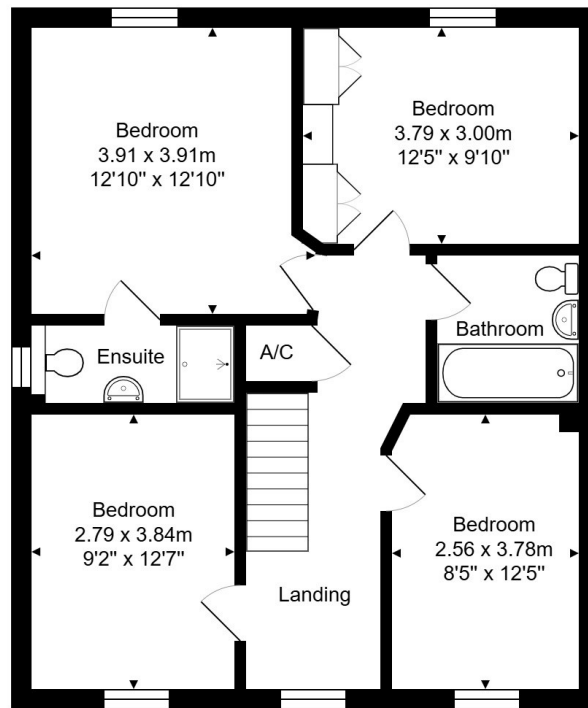
Energy Efficiency Rating	
Current	Potential
Energy efficiency class - overall energy class	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher energy costs	
England & Wales	EU Directive 2002/91/EC



Garage (not in exact location)
Area: 14.4 m² ... 155 ft²



Ground Floor
Area: 64.8 m² ... 697 ft²



First Floor
Area: 68.0 m² ... 731 ft²

Total Area: 132.7 m² ... 1428 ft² (excluding garage)

Tenure: Freehold
Annual service charge: £420 PA
Council tax band: 'F' =£3,358.72 26/27

