

# whiteley helyar



984 ft<sup>2</sup>



3 bedrooms



bathroom



garage &  
driveway parking

Guide Price                      £650,000

27 Badminton Gardens, Bath, BA1 2XS

A well presented link-detached modern house in this highly sought after and quiet location, within walking distance of the city centre. Due to the good size garden at the side, there is considerable potential to extend the accommodation if required, subject to obtaining any necessary consents.

### ACCOMMODATION

3 bedrooms  
sitting room  
kitchen  
double glazing

bathroom  
dining room  
cloakroom  
gas fired heating

### EXTERNALLY

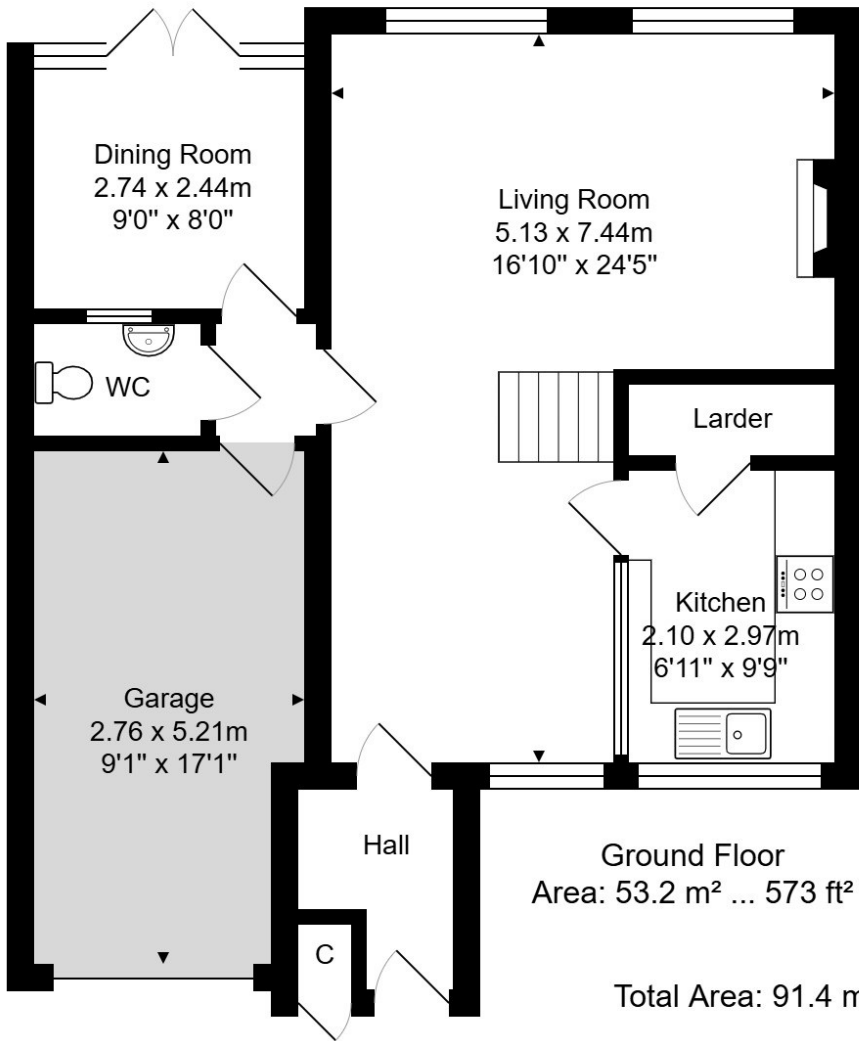
The house stands in attractive level gardens to the front, side (west) and rear (south). They are well tended, mostly laid to lawn with numerous mature shrubs, bushes and trees. There is a paved sun terrace, together with a block-paved driveway leading to the garage.

### LOCATION

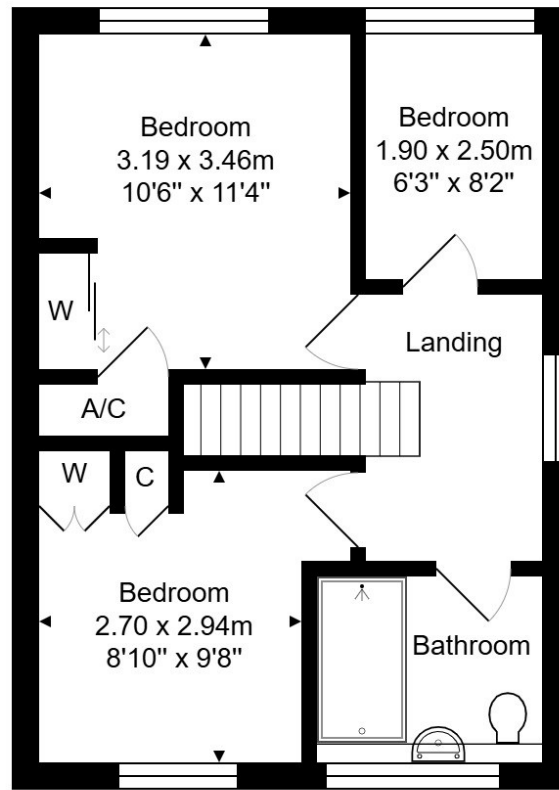
27 Badminton Gardens occupies a wonderful and peaceful location in this select 'no through' road. The city centre is within about a mile's almost level walk through Royal Victoria Park - with its fabulous grounds, Botanical Gardens, tennis, extensive children's play area and skate park. Tesco Express and further shops at Chelsea Road are nearby, whilst swift access to the M4 is available without having to cross Bath.







Ground Floor  
Area: 53.2 m<sup>2</sup> ... 573 ft<sup>2</sup>



First Floor  
Area: 38.2 m<sup>2</sup> ... 412 ft<sup>2</sup>

Total Area: 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup> (excluding garage)

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](http://www.epcassessments.co.uk)

Energy Efficiency Rating		Current	Potential
39-45	A		
31-38	B		BG
23-30	C		CG
15-22	D		
9-14	E		
3-8	F		
1-2	G		

EU Directive 2002/91/EC  
England & Wales  
www.epc.co.uk

Tenure - Freehold  
Council Tax Band - 'E' - £2842.00 (2026/2027)

