

# whiteley helyar



2,699 ft<sup>2</sup>



4 bedrooms



2 bathrooms



off street

Guide Price            £1,100,000

16 Beaufort West, Bath, BA1 6QB

An elegant and spacious Grade II Listed Georgian townhouse with off street parking in this most convenient and sought after location less than a mile from the centre of Bath. The house retains many fine and original period features and stands in pretty gardens to both the front and rear.

### ACCOMMODATION

4 bedrooms	bathroom and shower room	drawing/living room
kitchen	dining room	store/hobbies room
utility room	vaults to both front and rear	gas fired heating

### EXTERNALLY

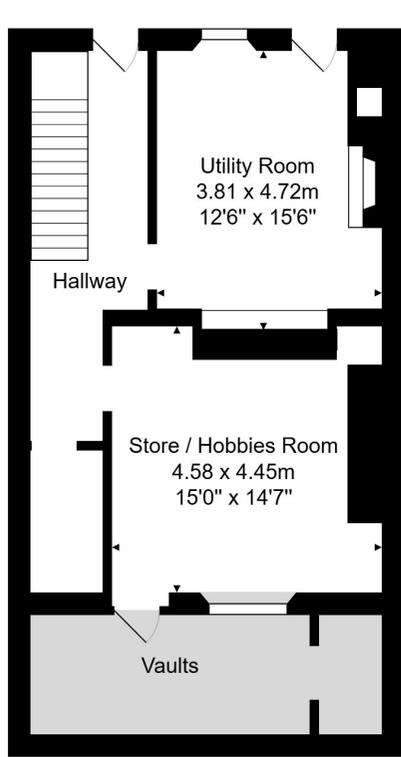
The house stands in private, enclosed landscaped gardens. To the front, they are mostly gravelled with hedging, well stocked flower borders, a pond and pathway to the pavement on St Saviours Way. The walled back garden comprises a flagged terrace with flower borders, bushes and trees, together with a gated parking area for a couple of cars.

### LOCATION

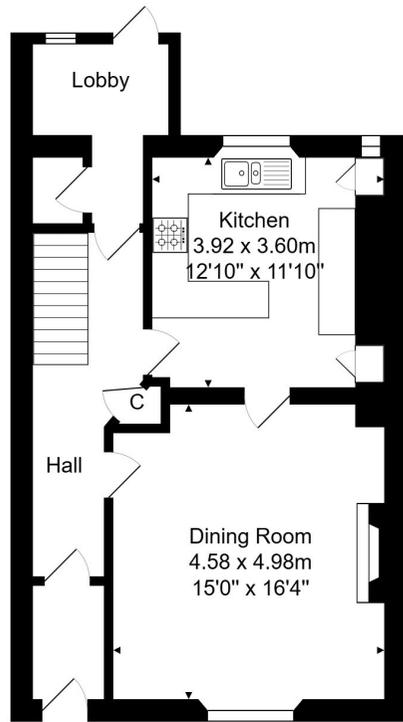
16 Beaufort West is a substantial Georgian property and occupies a popular and very handy position, set back and up from the road, yet literally around the corner from the excellent range of shops and amenities in the thriving 'village' of Larkhall. Lovely walks along The River Avon and across Kensington Meadows are very close at hand (as is access onto the cycle path), yet the centre of Bath is under a mile almost level walk away. There is a very frequent bus service into the centre of Bath, whilst easy access to the M4 is available without having to cross the city.



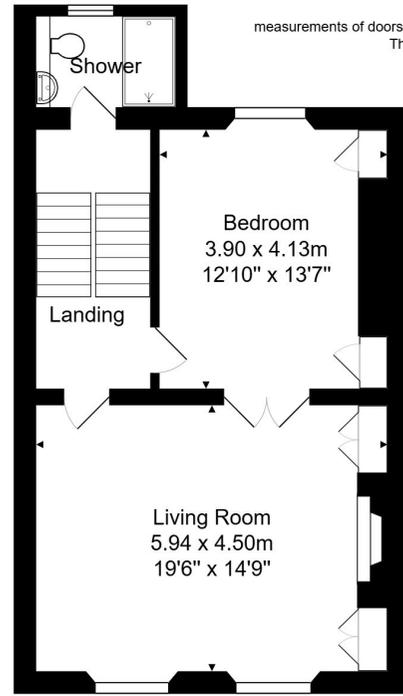




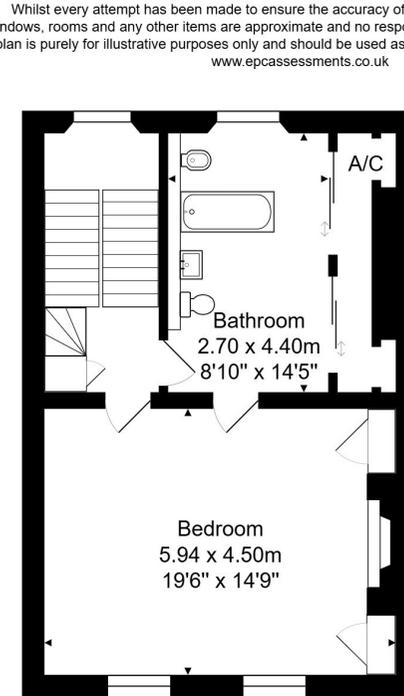
Lower Ground Floor  
Area: 54.1 m<sup>2</sup> ... 583 ft<sup>2</sup>



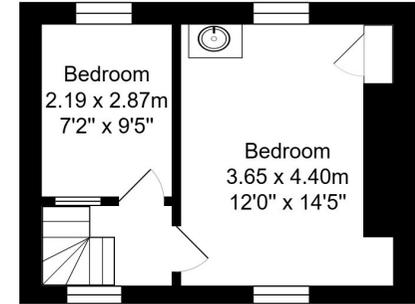
Ground Floor  
Area: 58.4 m<sup>2</sup> ... 629 ft<sup>2</sup>



First Floor  
Area: 58.3 m<sup>2</sup> ... 627 ft<sup>2</sup>



Second Floor  
Area: 53.9 m<sup>2</sup> ... 581 ft<sup>2</sup>



Third Floor  
Area: 26.0 m<sup>2</sup> ... 280 ft<sup>2</sup>

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

Total Area: 250.8 m<sup>2</sup> ... 2699 ft<sup>2</sup> (excluding vaults)

**Tenure: Freehold**  
**Council Tax Band: 'G' £3,690.90 - 2025/26**

Energy Efficiency Rating		Current	Potential
2019	A		
2018	B		
2017	C		
2016	D		
2015	E		
2014	F		
2013	G	73	49

EU Directive 2002/91/EC  
England & Wales

