

whiteley helyar



1,050 ft²



3 bedrooms



*bathroom &
cloakroom*



*garage &
additional parking*

Guide Price

£550,000

130 High Street, Bathford, Bath, BA1 7TH

A beautifully presented semi-detached house cleverly extended to create very well planned, light, bright and spacious living accommodation enjoying widespread semi-rural views.

ACCOMMODATION

3 bedrooms	bathroom
sitting room	kitchen/dining room
office/study	cloakroom
gas fired heating	double glazing

EXTERNALLY

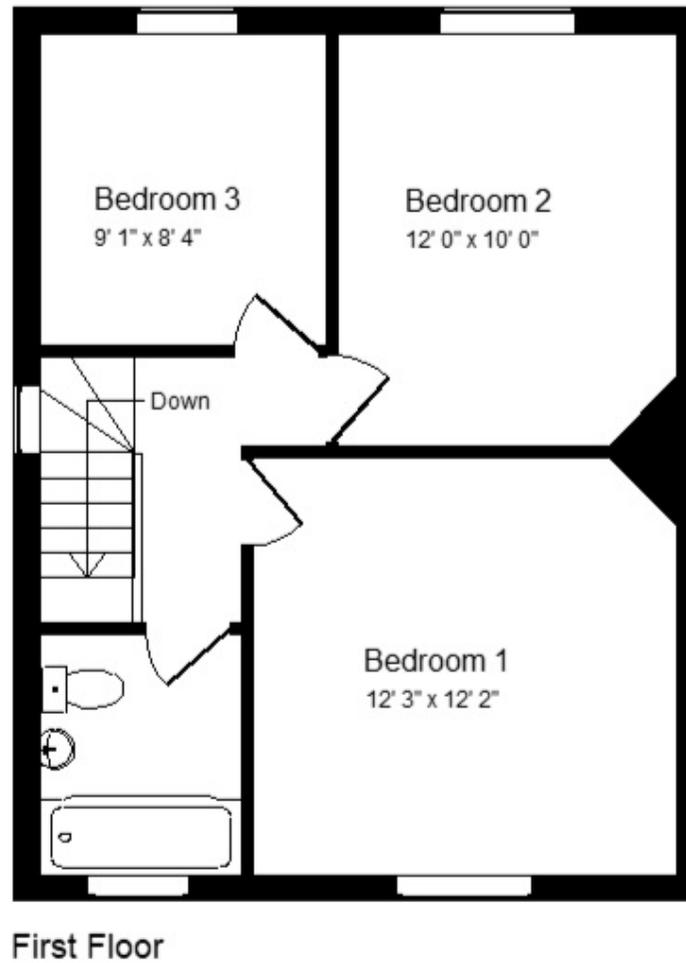
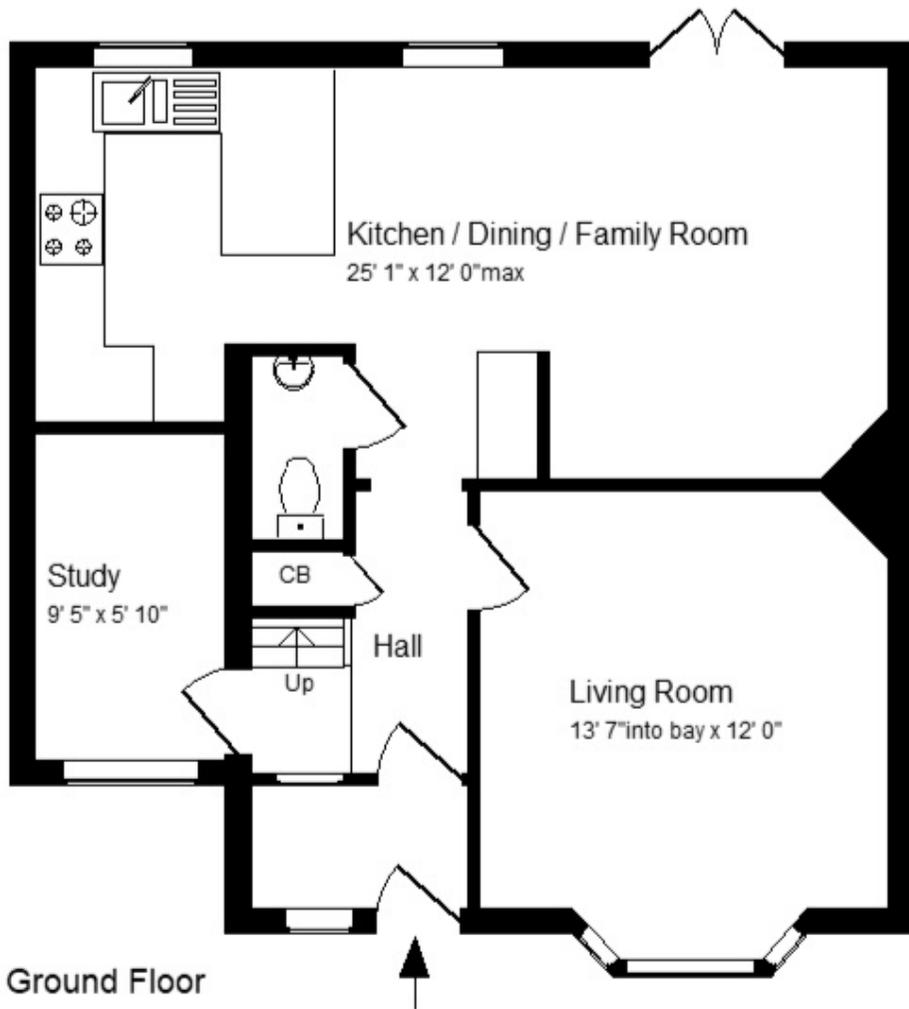
The house stands in good size gardens to both front and rear. The enclosed back garden is approximately 70' x 30', faces about south, comprises a lawn with various well stocked flower and herbaceous borders, ornamental bushes and shrubs. A full-width paved sun terrace leads directly from the house - perfect for outdoor dining - there is gated side access whilst at the top of the garden sits the detached single garage with electricity supply and adjacent private off road parking area for another 2 vehicles.

LOCATION

The house occupies a pleasing position in this highly sought after village, set well back from the road and just over 3 miles from the centre of Bath. It is within easy walking distance of the various amenities in the village (including a community shop and café, hairdresser, pub, excellent primary and pre-school, frequent bus service into the city, children's playground, rugby and cricket clubs, parish rooms and church), yet it is very close to beautiful open countryside, Browns Folly Nature Reserve and the River Avon. Both junctions 17 and 18 of the M4 are also easily accessible, without having to cross Bath.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1,050 Sq. Ft. / 98 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale.

Tenure: Freehold
Council Tax Band: 'C' - 2,102.29 - 2026/27

