

whiteley helyar



1,035 ft²



3 bedrooms



bathroom &
shower room



on-street
parking

Guide Price £525,000

4 Trafalgar Road, Weston, Bath, BA1 4EW.

A stunning Georgian three bedroom, two bathroom house, beautifully renovated, with courtyard garden and bags of character. In the heart of Weston village, the house sits behind an enclosed front garden and offers wonderfully modern living within a beautiful Grade 2 listed period home.

ACCOMMODATION

entrance hall
sitting room with modern solid wood floor and log burning stove
modern kitchen with space for a dining table
utility room
three bedrooms
contemporary first floor shower room & ground floor bathroom

EXTERNALLY

The pretty front garden is enclosed by railings and stone walls, and is mainly laid to lawn with attractively planted borders. The westerly facing rear courtyard is a fabulous entertaining spot, with modern patterned floor tiling, space for both dining table and garden sofas, and also has a very useful gated rear access.

LOCATION

Superbly located in the older part of Weston village, the house has various shops very nearby on the High Street; whilst the centre of Bath with its fantastic range of shops, amenities, leisure facilities, restaurants and transport links are also easily accessible. The Royal United Hospital is a short walk away, as are well regarded primary and secondary schools, whilst swift access to the M4 is available without having to cross the city.

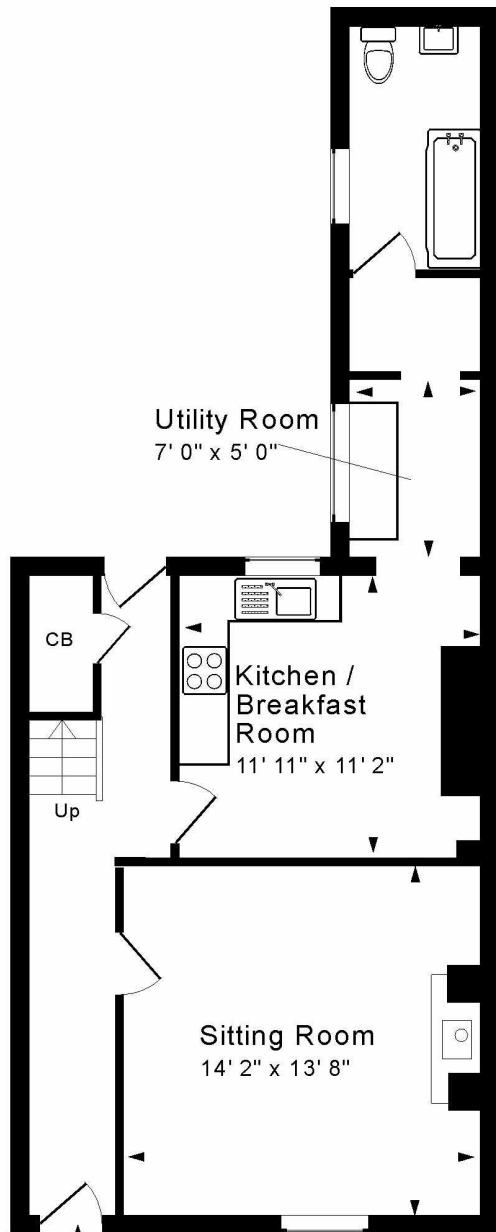




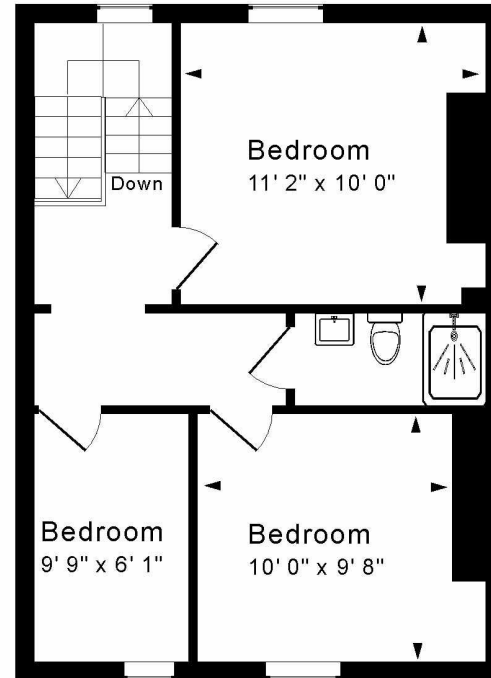
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	55	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure
Freehold
Council Tax
'C' - £1,968.48



Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,035 Sq. Ft. / 96 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Drawing Number:172-0834
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