



For Sale £499,500



Pera Place, Bath BA1 5NX

Extended bay-fronted Victorian end of terrace house with fabulous city views.

3 Beds | 2 Receptions | Gas central heating | Residents' parking Zone 16 (permit required)

Phone: 01225 443322 | **Email:** property@wildandlye.com



The Location

Positioned on a quiet, elevated street, Pera Place sits just north-east of the city centre. Residents can enjoy a pleasant residential setting while being just a half-mile walk away from the bustling heart of Bath. It also provides swift vehicular access to the M4 without having to navigate through city traffic.

Shops & Amenities

Lots of choice when it comes to shopping and dining:

- **Larkhall Village:** This thriving independent village offers a butchers, delicatessen, newsagents, post office, local cafes, and a convenient Co-op.
- **Bath City Centre:** A scenic downhill stroll of just over half a mile leads you directly to the extensive, world-class shopping, dining, and leisure options that central Bath has to offer.
- **Green Spaces:** Enjoy local parks and gardens, including Hedgmead Park, Henrietta Park, and Sydney Gardens.

Schools

Families will appreciate the proximity to excellent schools within walking or a very short driving distance:

- **Primary:** St. Stephen's Primary School and St. Mary's Catholic Primary School.
- **Secondary/Independent:** Near highly regarded schools such as Kingswood School and The Royal High School.

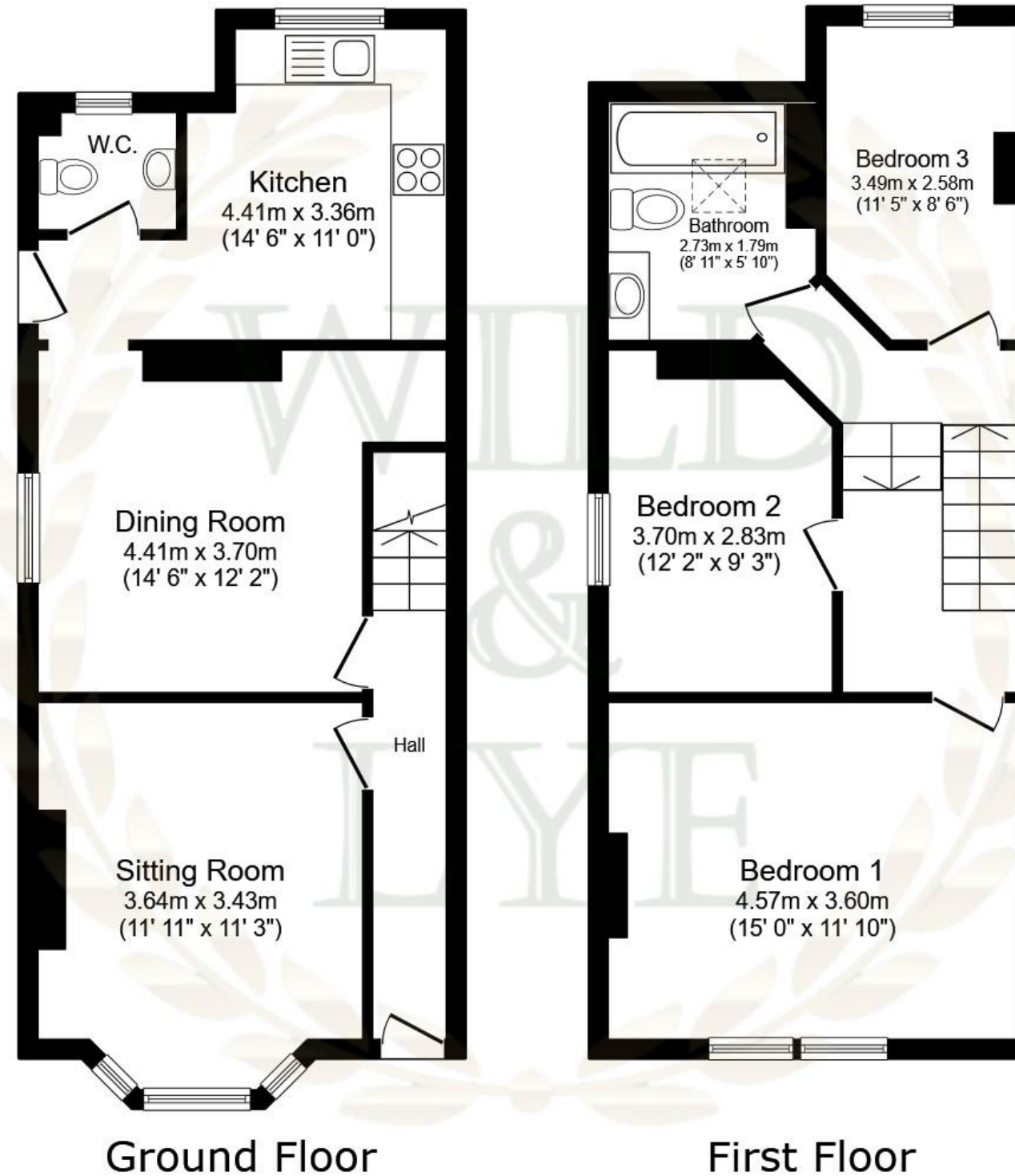
Council Tax

Band D

Arrange a viewing
01225 443322
www.wildandlye.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wild & Lye in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wild & Lye nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

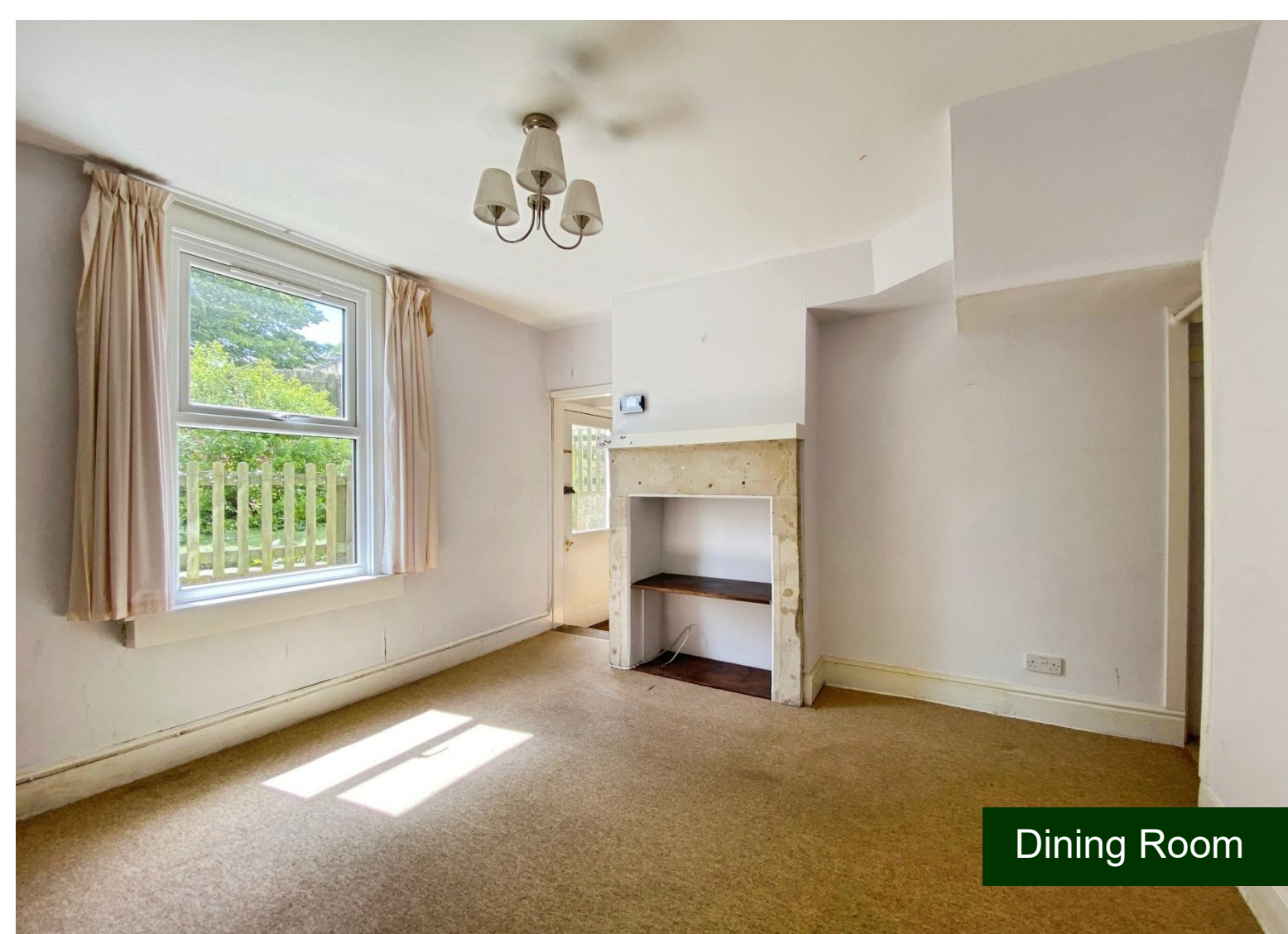


Total floor area: 93.5 sq.m. (1,006 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Sitting Room



Dining Room



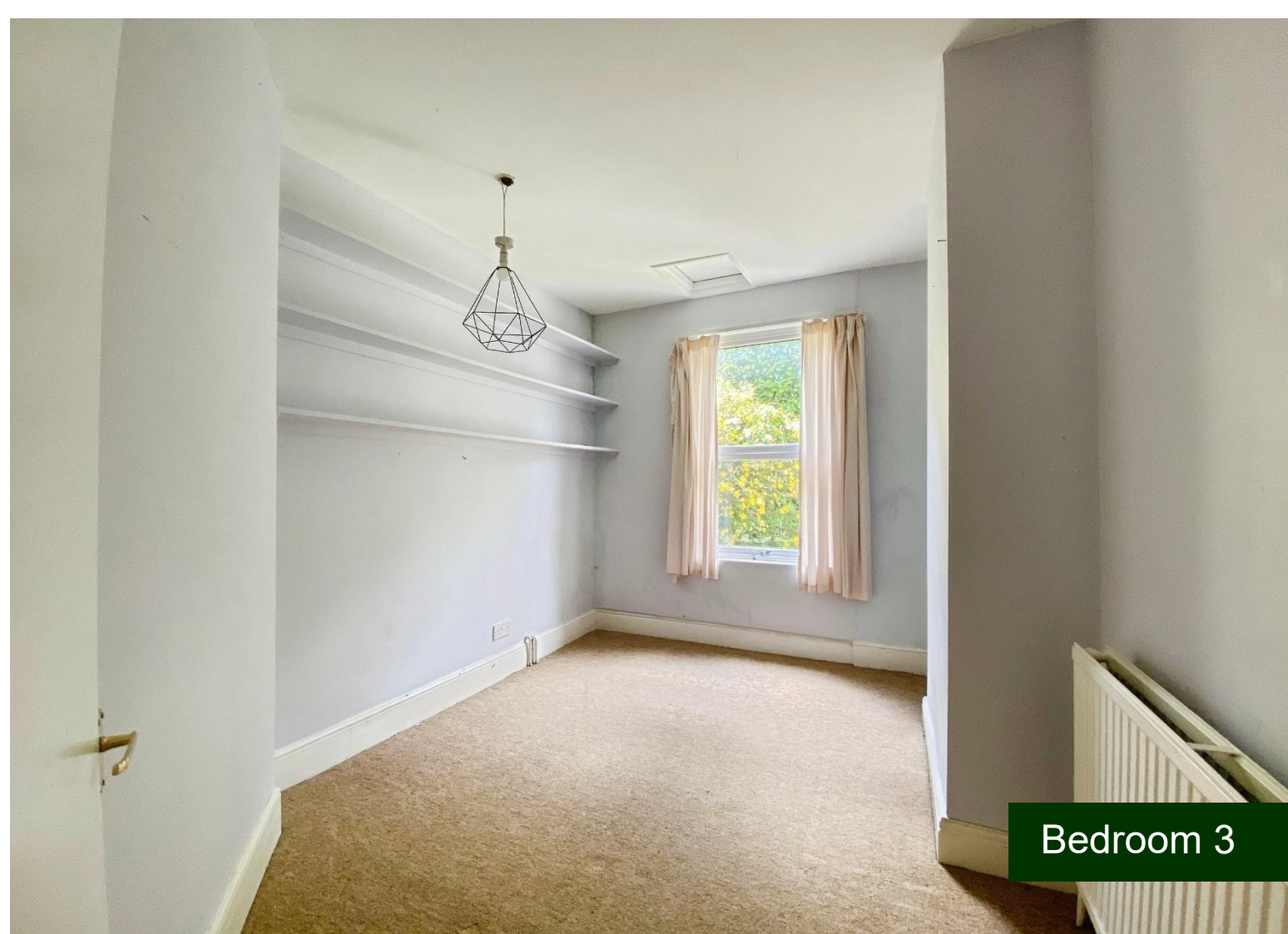
Kitchen



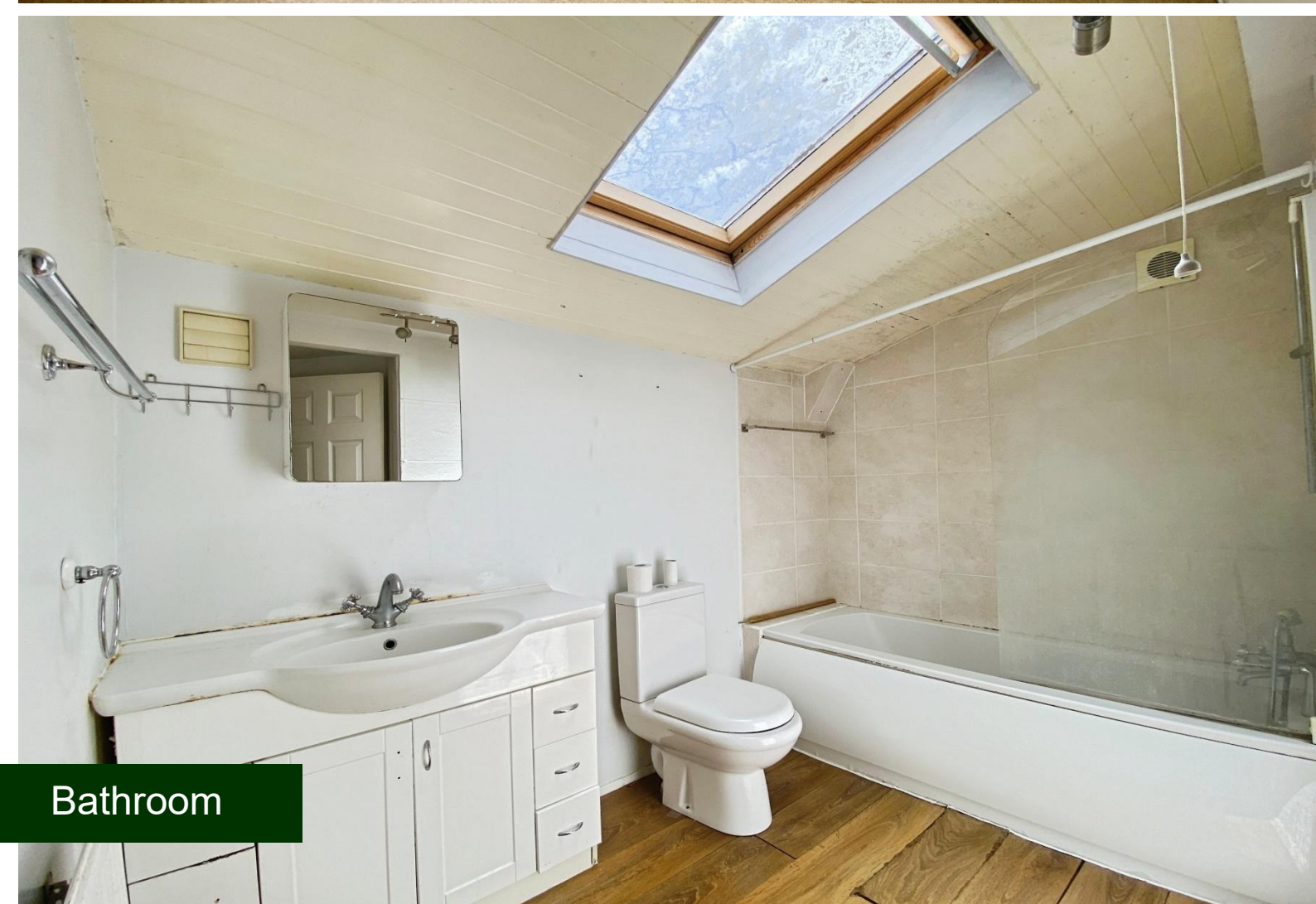
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Garden to the side