

whiteley helyar



2,467 ft²



5 double
bedrooms



shower room &
en-suite bathroom



detached garage
&
two parking spaces

Guide Price £1,600,000

Onslow House, Weston Road, Bath, BA1 2XX

An impressive and stylish Victorian villa tucked away in this highly sought after and convenient location moments from Victoria Park with the ground floor two-bedroom garden apartment also available by separate negotiation. This beautifully presented home has been modernised and remodelled to a high standard by its current owners, it offers spacious and versatile accommodation and a number of delightful period features such as high ceilings, sash bay windows, feature fireplaces and ornate decorative overthrow.

ACCOMMODATION

- | | |
|---------------------|-------------------------------------|
| entrance hall | landing/study area |
| sitting room | four double bedrooms |
| living room | en-suite bathroom to master bedroom |
| kitchen dining room | family shower room |
| cloakroom | additional cloakroom |

EXTERNALLY

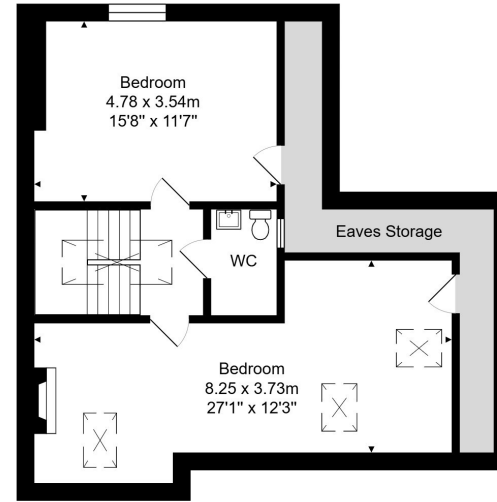
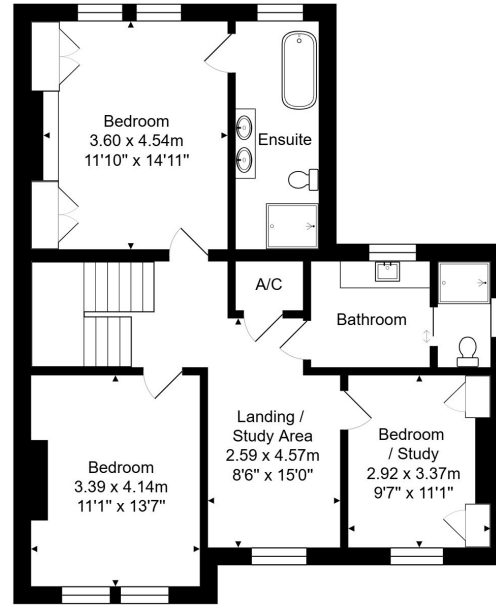
The property is approached via a long leafy driveway to the detached garage and two parking spaces. There is a large area of lawn to the front running alongside the driveway thoughtfully planted with an array of trees and bushes to borders. The enclosed rear garden is also laid to lawn complete with a wood chipped trail and enclosed by stone wall and timber fencing. The two bedroom ground floor flat (by separate negotiation) also comes with a lawned garden enclosed by mature bushes and an additional parking space.

LOCATION

The house occupies a wonderful and most convenient position just round the corner from Royal Victoria Park, with its fabulous grounds, Botanical Gardens and children’s play area. The very centre of Bath - with its comprehensive range of shops, restaurants and amenities is just a short walk away (through the park), whilst swift access to the M4 is available without having to cross the city.







Total Area: 229.2 m² ... 2467 ft² (excluding eaves storage)

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.epcasassments.co.uk

Tenure: Freehold,
Council Tax: 'G' £3,875.45 26/27



Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

78

61

EU Directive 2002/91/EC

England & Wales

