

whiteley helyar



1,180 ft²



3 bedrooms



bathroom



street parking

Guide Price £550,000

7 Fairfield View , Bath, BA1 6HX

A stylish and beautifully presented three bedroom terraced house positioned in this popular location within easy reach of local amenities. This charming property offers versatile and well-presented accommodation arranged over three floors and benefits from a number of delightful characterful features such as sash windows, exposed floorboards and fireplaces.

ACCOMMODATION

entrance hall
sitting/dining room with feature fireplaces
attractive fitted kitchen with double doors to garden

3 bedrooms
remodelled bathroom
gas central heating

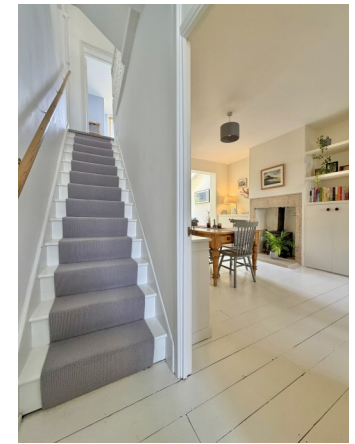
EXTERNALLY

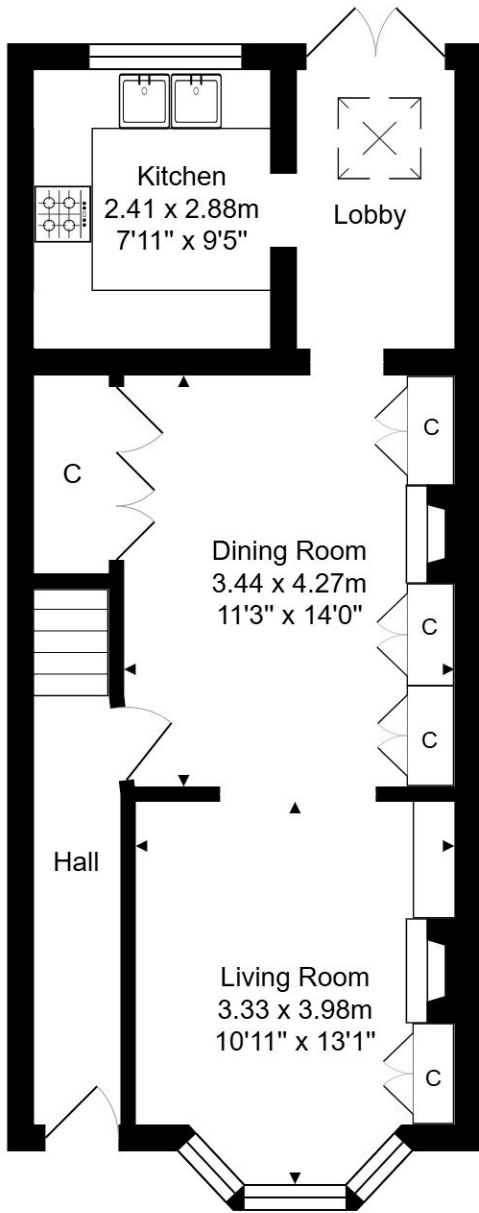
The property benefits from a low maintenance garden to the front with pathway leading to the front door. The delightful rear garden is mainly laid to lawn, thoughtfully planted with an array of flowers, bushes and trees to borders. There is a paved patio area providing space for entertaining and alfresco dining as well as a timber garden store to rear.

LOCATION

The house occupies a very popular location, being quietly situated on the sought after northern slopes of the city. The lovely valleys of Charlcombe and Woolley are nearby, St Stephens Primary School and the Richmond Arms on Lansdown are just a short stroll away and the various shops and amenities in both Larkhall and the centre of Bath are within walking distance. A regular bus service to the city centre (about a mile away) runs close by, whilst swift access to the M4 is available without having to cross the city.

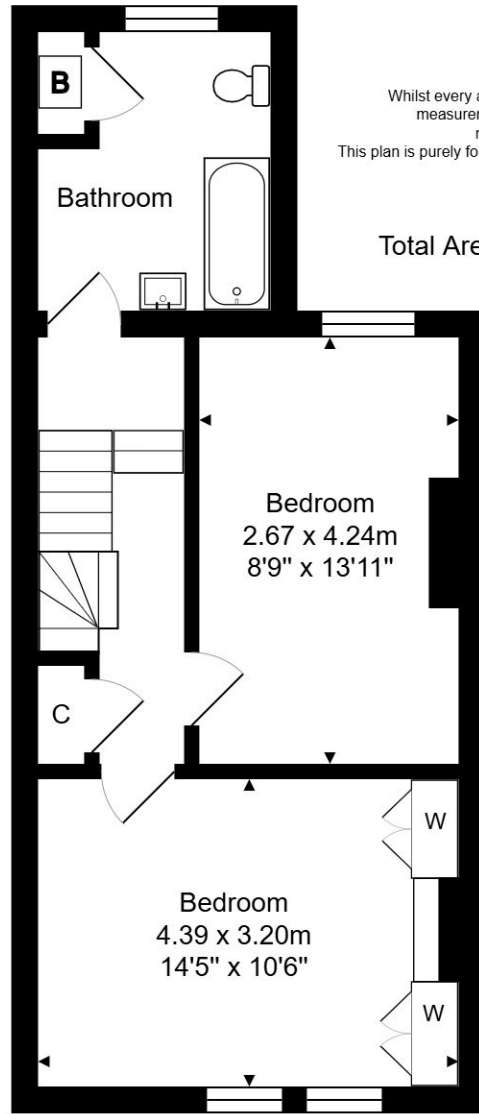






Ground Floor
Area: 49.1 m² ... 529 ft²

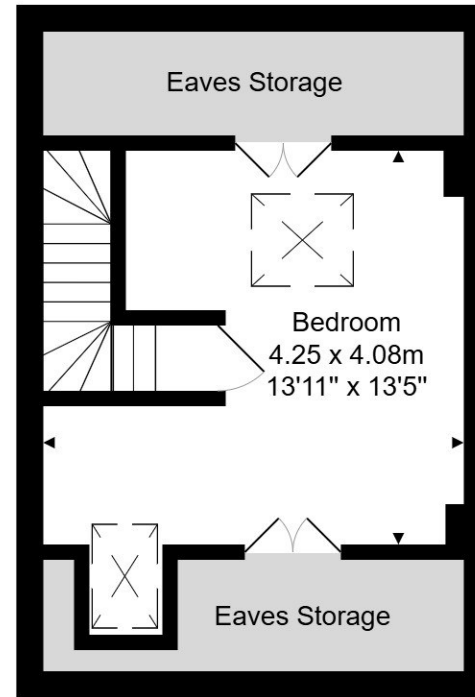
Tenure: Freehold
Council Tax Band: 'C' £2066.91 (2026/2027)



First Floor
Area: 41.9 m² ... 451 ft²

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: 109.6 m² ... 1180 ft² (excluding eaves storage)



Second Floor
Area: 18.7 m² ... 201 ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		66	83
		EU Directive 2002/91/EC	
		www.epc4u.com	