

whiteley helyar



1,044 ft²



2 bedrooms



2 bathrooms



on street

Guide Price £400,000

6 Church Street, Bathford, Bath, BA1 7TU

A very charming early 18th Century semi-detached cottage of character, delightfully located in the heart of this highly sought after village. Listed Grade II, the house offers spacious 2 double bedroom, 2 bathroom accommodation over 2 floors and enjoys a pleasing semi-rural view towards Solsbury Hill.

ACCOMMODATION

2 double bedrooms
shower room
sitting room
gas fired heating

bathroom
landing/study area
kitchen/dining room
conservatory

EXTERNALLY

6 Church Street enjoys a small but pretty rear courtyard garden. Mostly walled and easily maintained, there are well stocked flower borders together with a couple of sitting areas - perfect for outdoor dining. The garden in front of the house is owned by number 5, with a right of way for number 6 to the road. Parking is 'on street'.

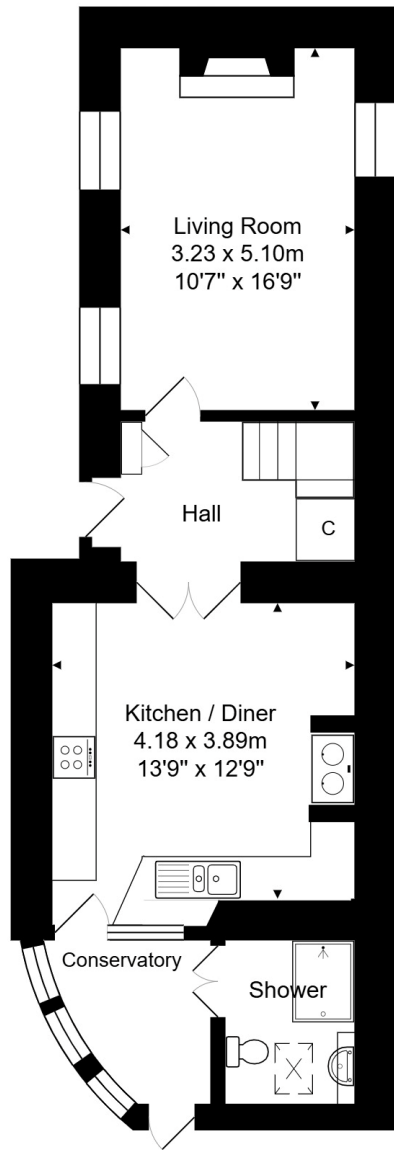
LOCATION

The property stands behind a cobbled pavement in this very desirable road in the middle of Bathford. It is within easy walking distance of the various amenities in the village (including a community shop/cafe, hair salon, pub, parish rooms, village club, frequent bus service, an excellent primary school, children's playground, allotments, rugby and cricket clubs and a church). Wonderful walks are very close to hand - in the nearby open countryside, along the river, or up in the woodland at Brown's Folly, yet the city centre is just 3½ miles away.

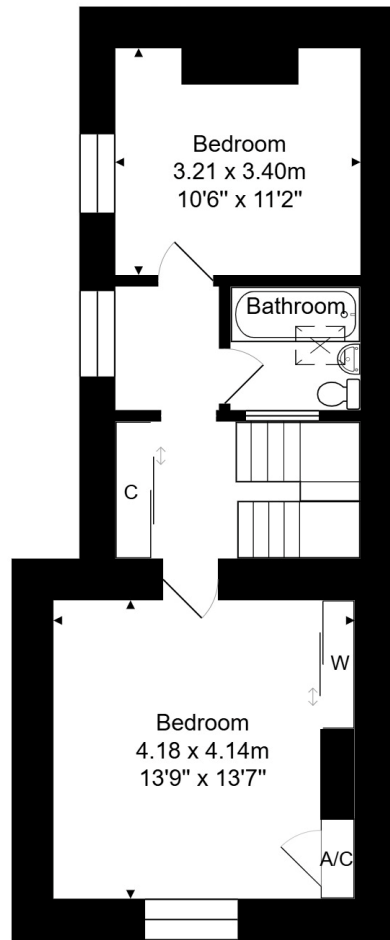




Ground Floor
Area: 53.6 m² ... 577 ft²



First Floor
Area: 43.3 m² ... 467 ft²



Total Area: 97.0 m² ... 1044 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



Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72	72

EU Directive 2002/91/EC
England & Wales

Tenure: Freehold
Council Tax Band: 'D'
£2,365.07 - 2026/27

