

whiteley helyar



1,117 *ft*²



three bedrooms



bathroom



*garage &
driveway parking*

Guide Price £600,000

22 Englishcombe Lane, Bath, BA2 2ED



A thoughtfully extended and well presented 1930's semi-detached house enjoying wonderful widespread and far reaching views across the city, in a convenient and sought after area around a mile from the centre of Bath.

ACCOMMODATION

- entrance porch
 - entrance hall
 - sitting room with wood burner and bay window
 - wonderful open plan kitchen/dining/family room
 - cloakroom
 - 3 bedrooms
 - stylish family bathroom
 - garage/utility/workshop/studio
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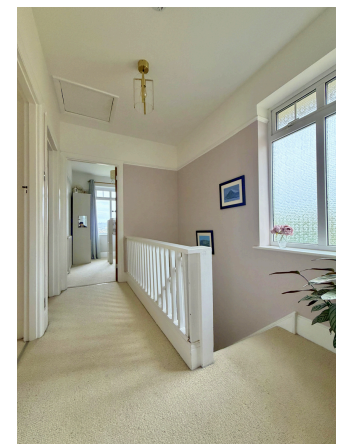
EXTERNALLY

The house stands in good size gardens to both front and rear. The back garden is on the southern side of the property and comprises a good size lawn with spacious flagstone terrace ideal for entertaining and alfresco dining, the remainder of the garden is laid to lawn with flowers, shrubs and bushes to borders. The front garden is again laid to lawn, with a generous driveway providing parking for several vehicles.

LOCATION

The house occupies a great position in this popular location close to many excellent local schools including St Johns, The Paragon and Moorlands Primary and Beechen Cliff and Hayesfield, Prior Park and Monkton Combe Secondary Schools. Also very close at hand are a number of parks, the Two Tunnels Cycle Path, Baskervilles Gym and a wide range of shops and amenities in Bear Flat with Bath Spa Railway Station and the centre of Bath are also within walking distance.







Tenure: Freehold
Council Tax Band: 'D' = £2,325.27 26/27

Energy Efficiency Rating		
Current	Potential	
Not a standard rating - better running costs		
90+	A	53
81-89	B	
69-80	C	69
55-68	D	
45-54	E	
35-44	F	
2-34	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Gross Internal Area = 103.7 sq m / 1117 sq ft
Garage Internal Area = 15.7 sq m / 170 sq ft
Total Internal Area = 119.4 sq m / 1287 sq ft

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.

