



£340,000

Energy Efficiency Rating: B

Coxley Drive, Larkhall, Bath. BA1 6PD.

An excellent opportunity to acquire this 3 bedroomed HMO situated in a most popular location in Larkhall. The spacious property would ideally suit an investor buyer (scope to convert to a 4 bedroomed property) or as a very comfortable family home benefitting from gas heating, double glazing and modern kitchen. An early inspection is highly recommended. Please call 01225 463006 to arrange an internal inspection.



An excellent opportunity to acquire this 3 bedroomed HMO situated in a most popular location in Larkhall. The spacious property would ideally suit an investor buyer (scope to convert to a 4 bedroomed property), or a very comfortable family home. The benefits include modern kitchen and bathroom, gas central heating, double glazing, no onward chain, a stone's throw from St Saviours' schools and a few minutes' walk into the heart of Larkhall. Larkhall is situated approximately 1 mile east of the city centre and offers an array of niche local shops, cafés, pubs, butchers and deli. The accomodation briefly comprises: entrance porch, entrance hall, communal lounge, dining room, kitchen, utility/WC, 3 bedrooms, bathroom, separate shower room with gardens to front and rear. An early inspection is highly recommended. Please call 01225 463006 to arrange an internal inspection.

Entrance Porch:

Entered via double glazed front door, double glazed windows to front aspect, front door with glazed side panel to:-

Entrance Hall:

Stairs rising to first floor landing, radiator, large storage cupboard with consumer unit, further storage cupboard, understairs recess, door to kitchen and door to:-

Communal Lounge: 4.76m x 3.59m

Double glazed window to front aspect, radiator, TV and telephone point, door to:-

Dining Room: 2.27m x 1.69m

Double glazed window to rear aspect, radiator, door to:-

Utility Room/WC:

Modern low flush WC, wash hand basin with cabinet below, plumbing for washing machine, extractor fan.

Kitchen: 3.54m x 2.54m

Modern fitted kitchen with stainless steel sink drainer

unit with miser tap, range of base level cupboards and drawers with matching wall cupboards, inset gas hob with electric oven below, fitted work surfaces, tiled and stainless steel splashbacks, plumbing for dishwasher, space for fridge and freezer, radiator, fitted pantry, extractor fan, double glazed window and door to rear aspect.

First Floor Landing:

Access to loft, airing cupboard housing Baxi gas boiler with hot water tank, doors to:-

Bedroom: 3.59m x 3.49m

Double glazed window to front aspect, radiator.

Bedroom: 3.50m x 2.56m

Double glazed window to rear aspect, radiator.

Bedroom: 2.76m x 2.7m

Double glazed window to front aspect, radiator, over stairs wardrobe.

Separate Shower Room:

Tiled shower room with fitted tray and glazed door,

(plumbing and electrics ready for shower unit), double glazed window to rear aspect, extractor fan.

Bathroom:

White suite of panelled bath, with electric shower over, glazed shower screen, low flush WC, wash hand basin, tiled splashbacks, extractor fan, shaver socket, radiator, double glazed window to rear aspect.

Parking:

On street parking.

Front Garden:

Steps and path to front door, raised front garden laid to lawn, side access through archway to:-

Rear Garden:

Lower patio area with steps up to shingle and further patio/seating area, fencing and natural hedging, gated side access.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahaea.co.uk

www.ahaea.co.uk

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17 Coxley Drive
Larkhall
BA1 6PD

Call now, visit us in
branch or go online to
book your viewing.

📞 01225 463006

✉️ sales@ahea.co.uk

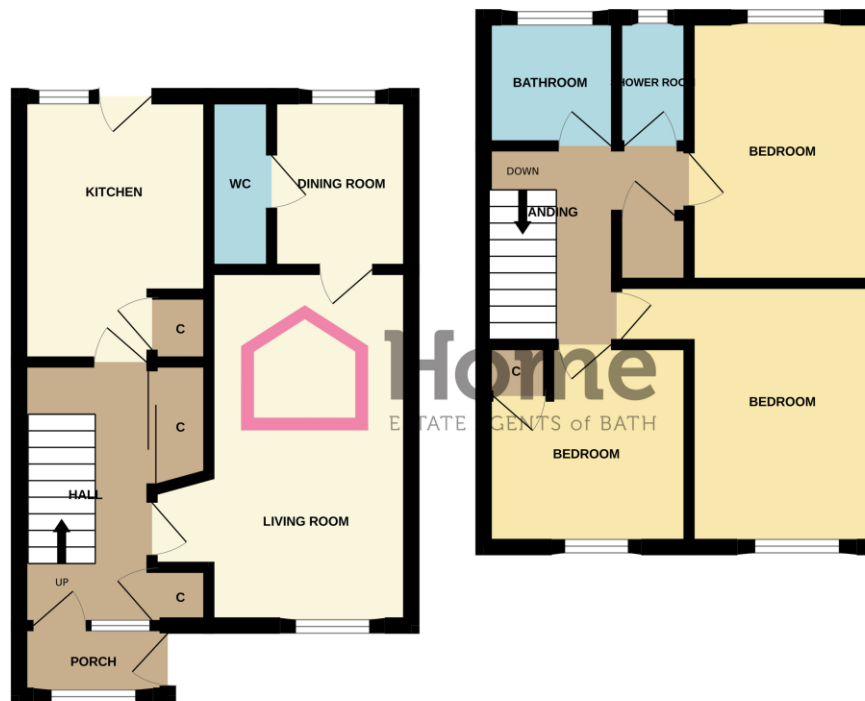
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📍 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



GROUND FLOOR

1ST FLOOR



COXLEY DRIVE

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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