

Waller Gardens, Lansdown, Bath, BA1 9DJ

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welcome to

Waller Gardens, Lansdown, Bath

Allen & Harris Larkhall are delighted to offer this wonderful extended family home set in a superb location in Lansdown. Beautifully presented throughout.



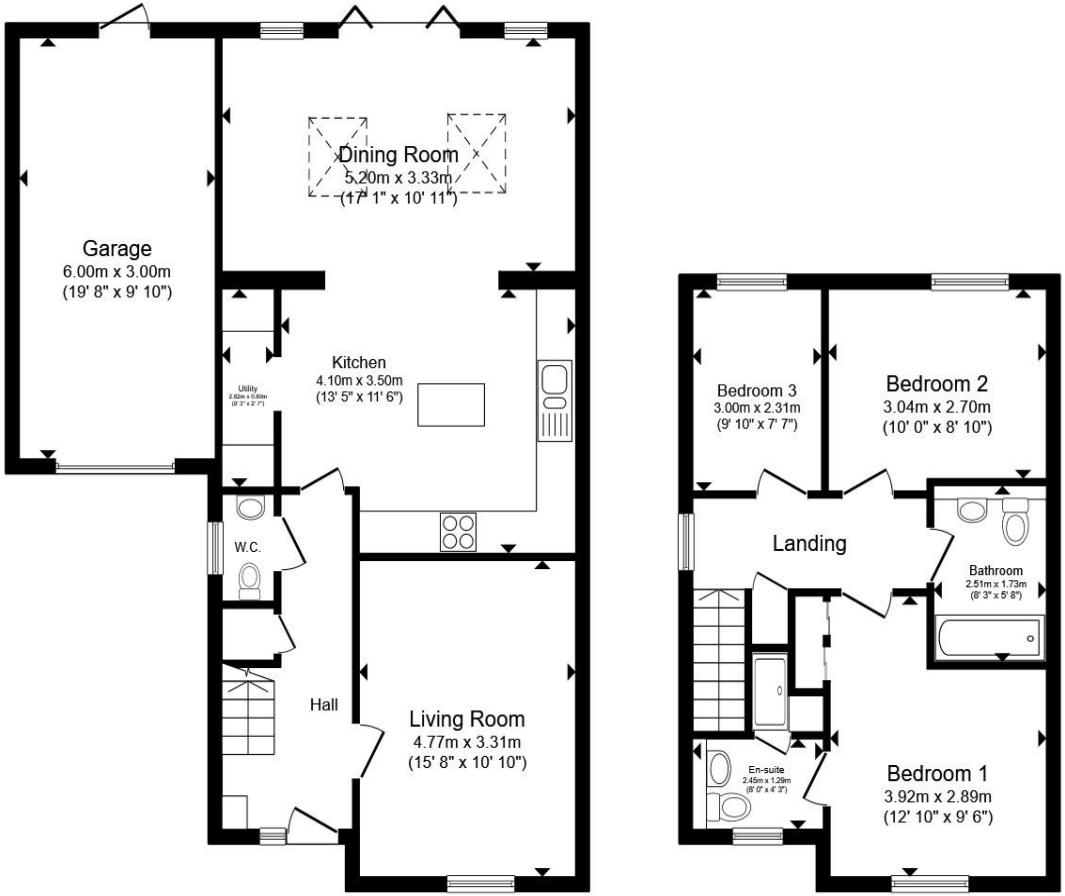












Total floor area 125.7 m² (1,353 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Situated in the highly desirable residential area of Lansdown, this impressive semi-detached family home has been thoughtfully extended to provide beautifully presented and well-proportioned accommodation. Presented in immaculate condition throughout, the property offers an excellent combination of contemporary living, stylish interiors and practical family space, making it an ideal home for those seeking a property ready to move straight into.

The property occupies a particularly appealing position on the northern side of Bath, an area renowned for its attractive surroundings, excellent local amenities and convenient access to the city. Nearby, Beckford's Tower, one of Bath's most distinctive historic landmarks, is a daily pleasure to enjoy. There is a local mini-mart, two popular pubs and the Park & Ride, providing easy access into Bath city centre. Surrounded on almost all sides by Green Belt countryside, Lansdown enjoys a wonderfully open and leafy feel, with an abundance of scenic walks right on the doorstep, making it perfect for dog walkers, outdoor enthusiasts or anyone looking to enjoy fresh air and beautiful surroundings. The M4/M5 motorway network is also within easy reach, making this an excellent location for commuters travelling to Bristol, London and beyond.

Overall, a lovely home in a superb location. We strongly recommend an early internal viewing to fully appreciate all that this impressive property has to offer.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Waller Gardens, Lansdown, Bath

- Beautifully Presented & Light-Filled Throughout
- Extended Ground Floor With Stunning Family Room
- Large Bi-Fold Doors & Skylights Creating Bright Living Spaces
- Family Room Opening Onto Patio For Seamless Indoor/Outdoor Living
- Stylish Kitchen With Island Opening Into Dining/Sitting Room

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£650,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105973

The Property Ombudsman

Property Ref:
LAR105973 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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