

whiteley helyar



1,001 ft²



3 bedrooms



2 bathrooms



garage



driveway parking

Guide Price

£600,000

19 Beckford Drive, Lansdown, Bath, BA1 9AU

A stylish and well presented link-detached house with a garage, southerly facing garden and large home office/studio within this highly sought after development on the prime northern slopes of Bath.

ACCOMMODATION

3 bedrooms
 kitchen/dining room with bi-fold doors to garden
 sitting room
 gas fired heating
 garage and driveway parking

bathroom and en-suite shower room
 utility area
 cloakroom
 double glazing
 garden office/studio

EXTERNALLY

There is a small garden area in front of the house with gated pathway leading to the front door. The driveway to the side has an EV charger, parking for a couple of vehicles and leads to the generous garage with electric light and power. The enclosed rear garden is one of the best on the development, not least because of the way it has been beautifully landscaped but also the sunny aspect and stone rear wall. Directly off the house is a paved patio area providing great space to entertain, whilst there are numerous shrubs, bushes and trees - cleverly planted to create a charming outdoor space. Excellent detached garden office/studio, with heating and double glazing.

LOCATION

19 Beckford Drive is well positioned within this sought after development on the northern slopes of Bath, thoughtfully built around various areas of open parkland incorporating a number of play areas for children as well as being well placed for wonderful walks through the rolling open countryside nearby. Various amenities are within a short walk (including The Hare and Hounds gastro pub, Kingswood and Royal High Schools), whilst the well stocked Spar convenience shop/Post Office is close at hand within the development. A regular bus service is on hand to whisk you swiftly into the centre of Bath (just over 2 miles away) and the M4 motorway is also easily accessible without having to cross the city.



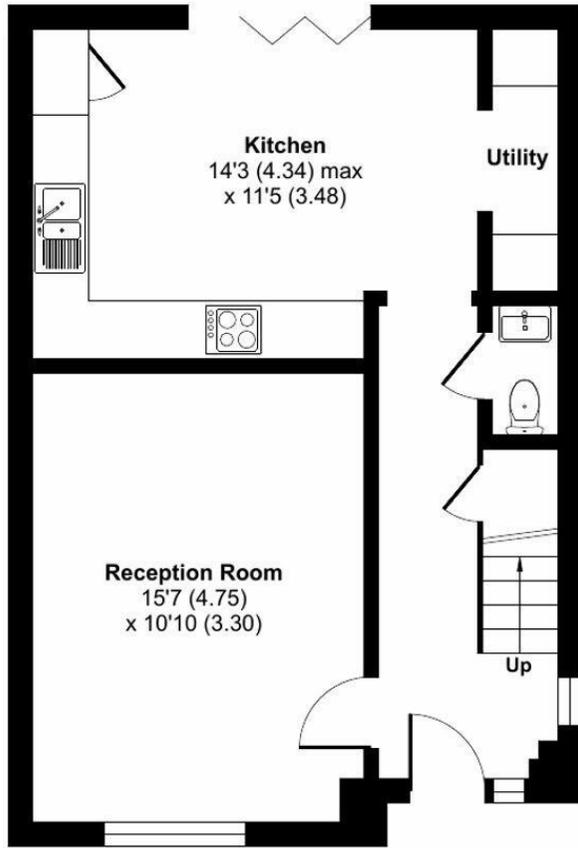
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | 94 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



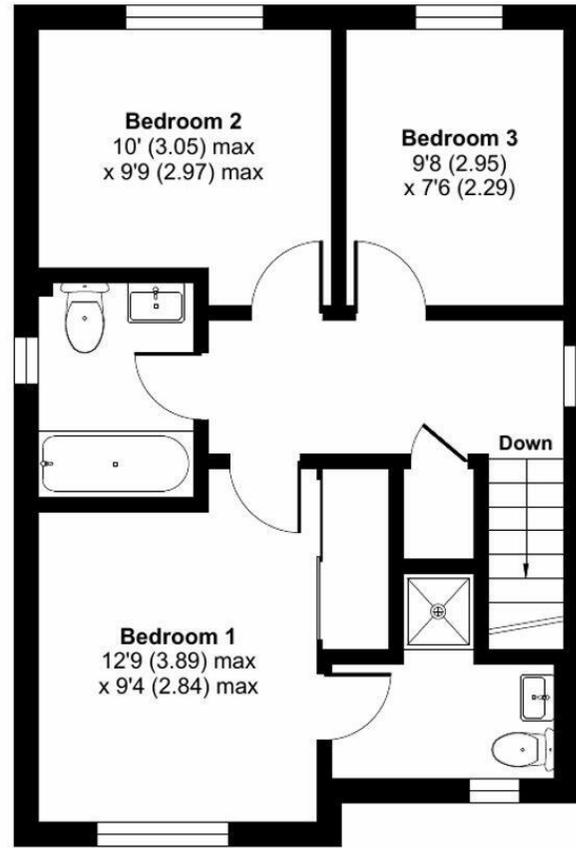
Approximate Area = 1001 sq ft / 92.9 sq m Garage = 200 sq ft / 18.5 sq m Outbuilding = 146 sq ft / 13.5 sq m
 Total = 1347 sq ft / 124.9 sq m



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.
 Area includes internal and external wall thickness

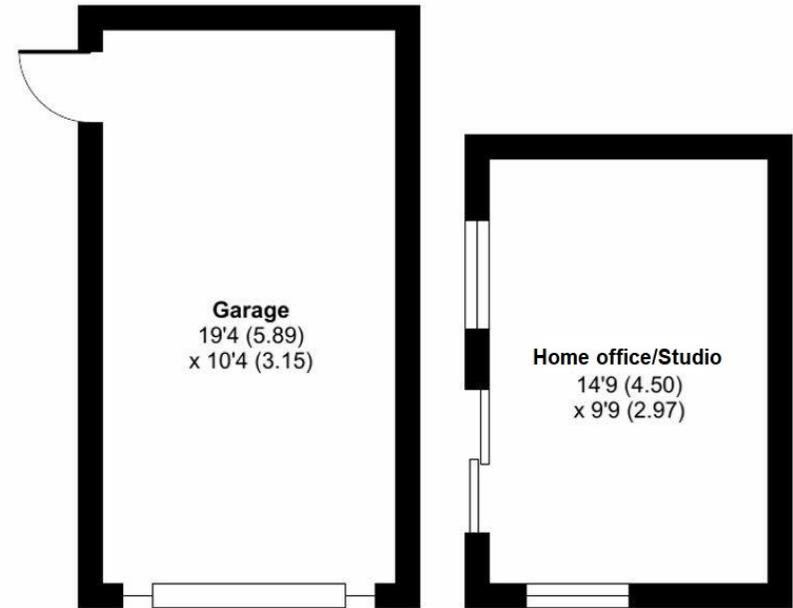


GROUND FLOOR



FIRST FLOOR

Tenure: Freehold
Council Tax 25/26 : Band 'B' - £1,722.41



OUTBUILDING

