

whiteley helyar



1,875 ft²



4 bedrooms



bathroom &
en-suite shower



off street parking
for two vehicles

Guide Price £1,250,000

8 St. Stephens Close, Bath, BA1 5PP

A stylish and extensively remodelled detached house in this peaceful and highly sought after cul-de-sac within easy reach of the city centre. This spacious family home has been extended and remodelled to a high specification and now offers over 1,800 square feet of versatile accommodation over two floors.

ACCOMMODATION

entrance hall	snug/study
27ft kitchen/dining/family room	master bedroom with dressing room and en-suite
utility room	three further bedrooms
sitting room with feature fireplace	gym/store room

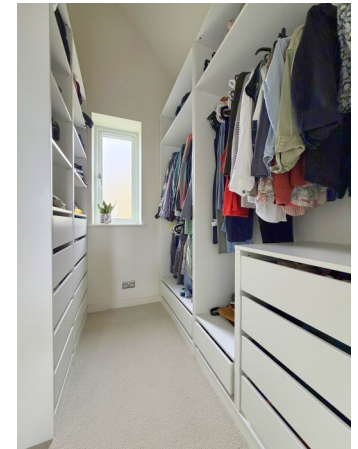
EXTERNALLY

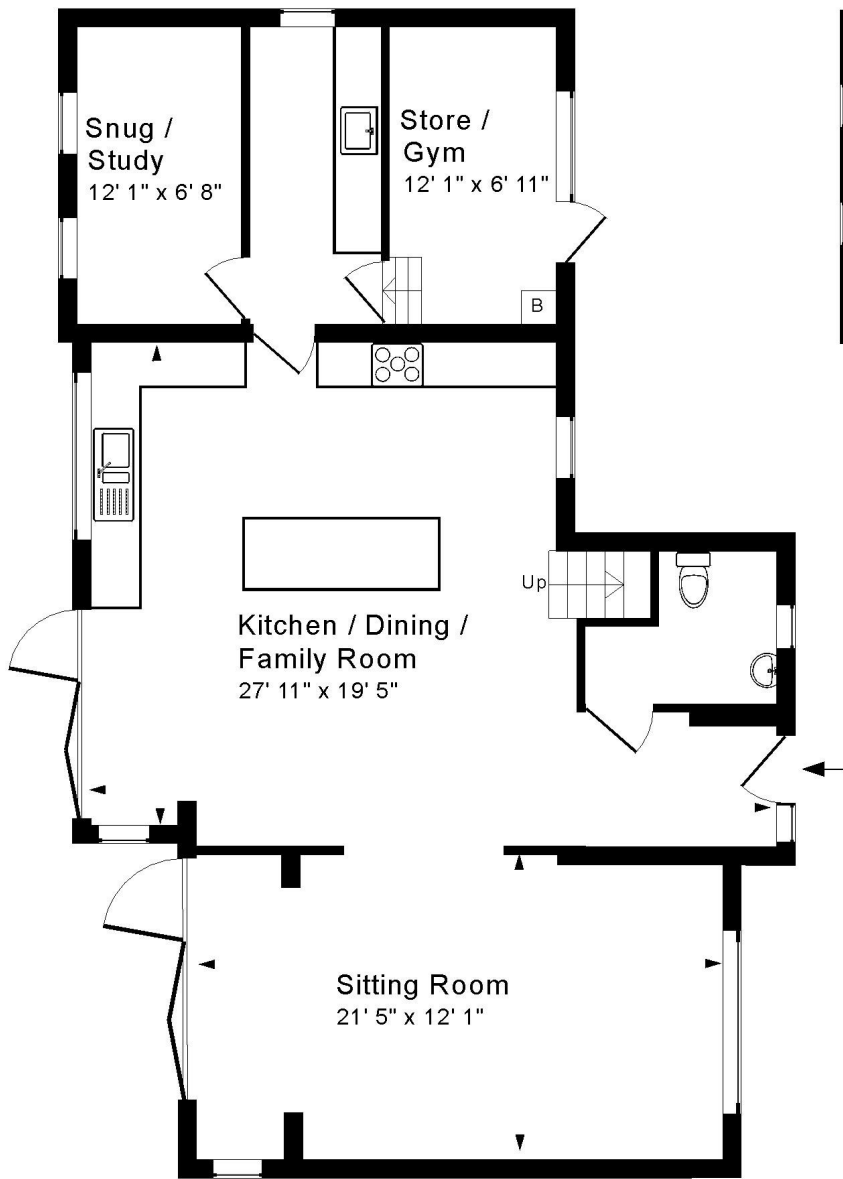
There is an area of garden to the front, planted with an array of flowers, shrubs and trees along with a small area of lawn and pathway to the front door together with a driveway for two vehicles complete with an EV charging point. The rear and side gardens are thoughtfully landscaped and mainly laid to lawn enclosed by timber fencing with a spacious patio area providing great space for alfresco dining and entertaining.

LOCATION

The property is positioned in this peaceful and highly sought after 'no through' road within walking distance of St Stephens, Royal High and Kingswood Schools. The city centre is within a mile with a regular bus service close at hand if required whilst the M4 is also easily accessible without having to cross the city.

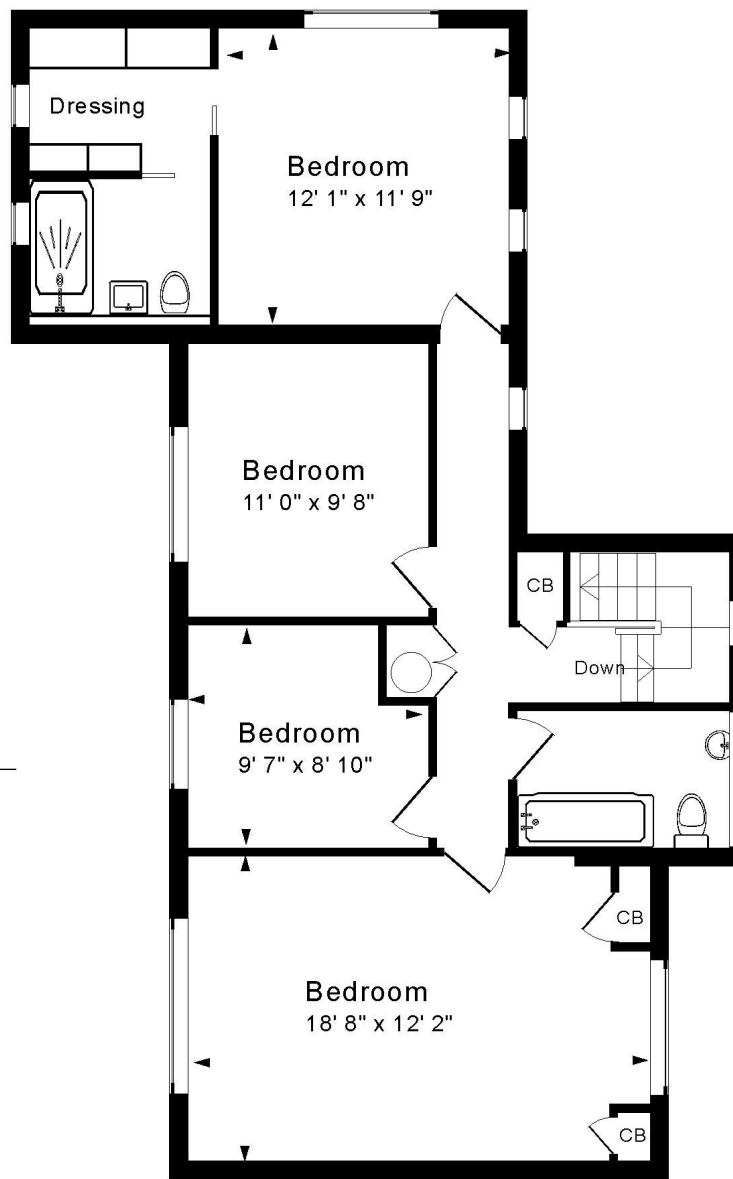






Ground Floor

Approx. Gross Internal Floor Area 1,875 Sq. Ft. / 174 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0896
 8 St. Stephens Close, Bath, BA1 5PP.



First Floor



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	81
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			



Tenure Freehold
Council Tax band 'F' = £2941.67 26/27