

whiteley helyar



2,027 ft²



4 bedrooms



3 bathrooms



gated parking
(& parking in front of gates)

Guide Price £1,100,000

7 Beaufort West, Bath, BA1 6QB

A spacious and beautifully presented Grade II Listed Georgian townhouse in this most convenient and sought after location less than a mile from the centre of Bath. This elegant house has been thoughtfully modernised and extended and benefits from a number of delightful features such as sash windows with shutters, decorative coving, feature fireplaces, stone and oak flooring and beautiful refurbished stone staircase combined with a modern stylish finish.

ACCOMMODATION

entrance hall
cloakroom/shower room
sitting room
dining room with library ladder and shelving
kitchen with bi folding doors to the garden
living room

three double bedrooms
en-suite shower to master bedroom
bedroom four/study
fabulous family bathroom
gas fired heating with under floor heating in the kitchen

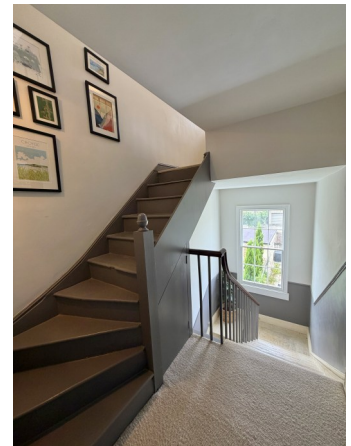
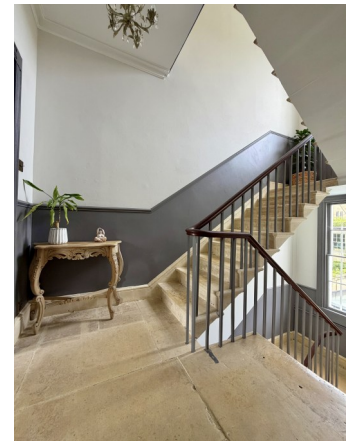
EXTERNALLY

The house stands in private, enclosed gardens. To the front, they are mostly laid to lawn with a pathway to the pavement. The landscaped walled back garden comprises paved terrace complete with integrated barbeque area with sink, raised lawn area (artificial) providing great space for entertaining and additional raised stone chipped area to the rear providing space for a small car behind double gates (also creating space for a larger vehicle on the road in front) and also home to a brick built garden store.

LOCATION

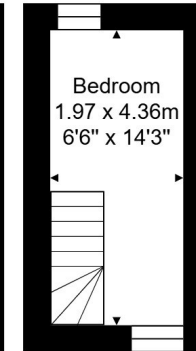
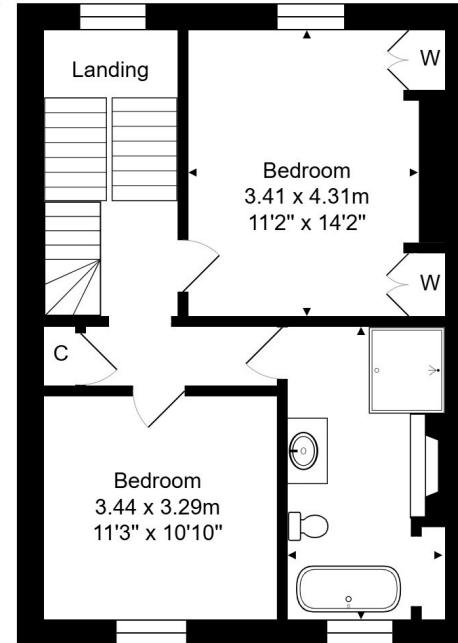
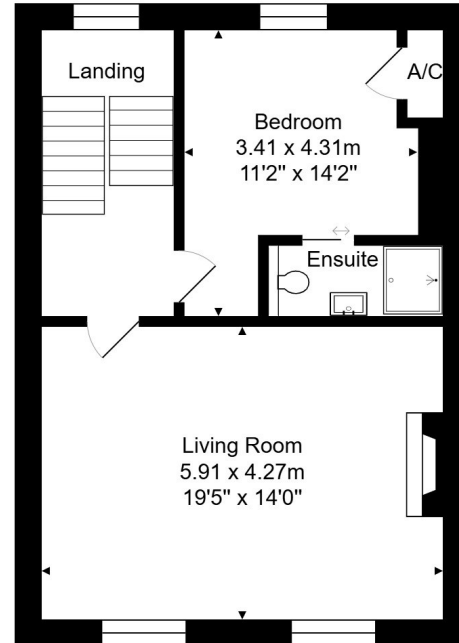
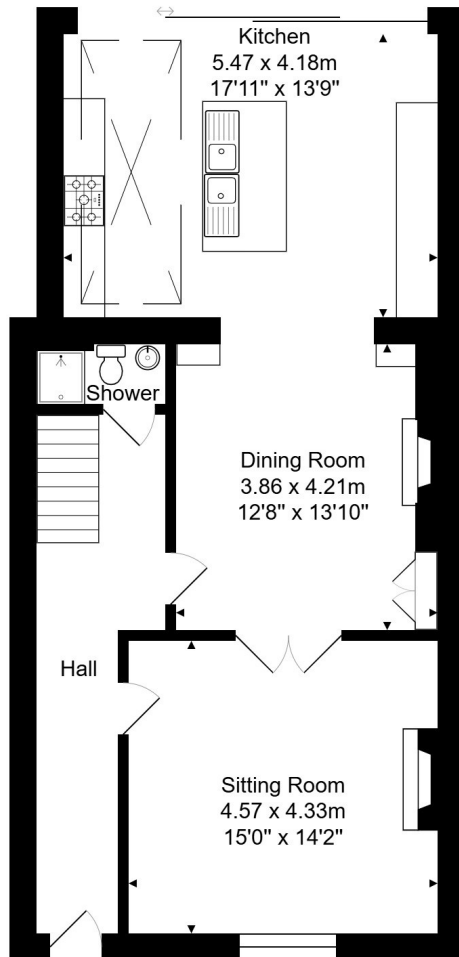
7 Beaufort West occupies a popular and very handy position, set back and up from the road, yet literally around the corner from the excellent range of shops and amenities in the thriving 'village' of Larkhall. Lovely walks along The River Avon and across Kensington Meadows are very close at hand (as is access onto the cycle path), yet the centre of Bath is under a mile level walk away. There is a very frequent bus service into the centre of Bath, whilst easy access to the M4 is available without having to cross the city.





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.
www.epcassessments.co.uk

Total Area: 188.3 m² ... 2027 ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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

Tenure: Freehold
Council tax:- 'G' = £3,875.45 26/27

