

whiteley helyar



1,293 ft²



3 double bedrooms



*bathroom &
cloakroom*



garage & driveway

Guide Price £750,000
13 St. Mary's Close, Bathwick, Bath, BA2 6BR



A spacious semi-detached house with a garage and large driveway, most pleasantly located in this highly sought-after and peaceful cul-de-sac, just a short walk from the city centre.

ACCOMMODATION

- 3 double bedrooms
- sitting room
- kitchen
- cloakroom
- gas fired heating
- bathroom
- dining room
- conservatory
- double glazing
- garage & driveway parking

EXTERNALLY

The house stands in attractive, well proportioned gardens. To the rear, they are enclosed, mainly laid to lawn with a paved patio, various shrubs and bushes. Side access leads to the front of the house where there are further shrubs, a single garage and gravel driveway offering parking for at least 3 cars.

LOCATION

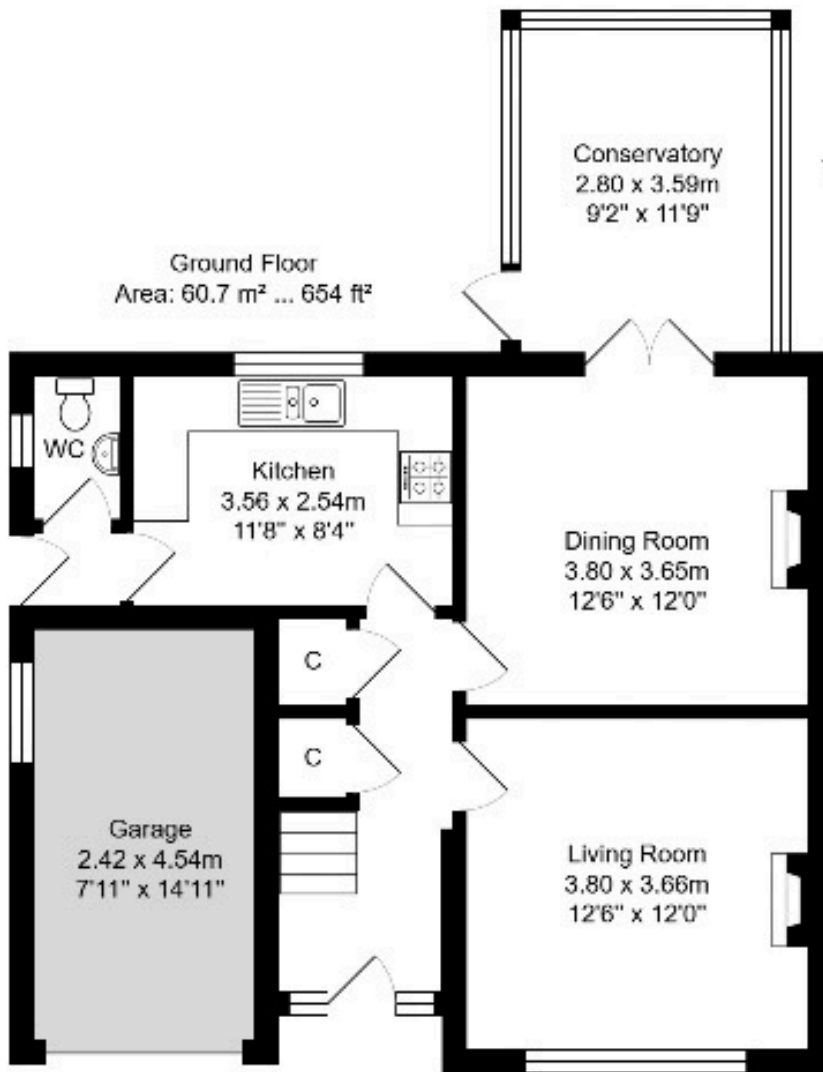
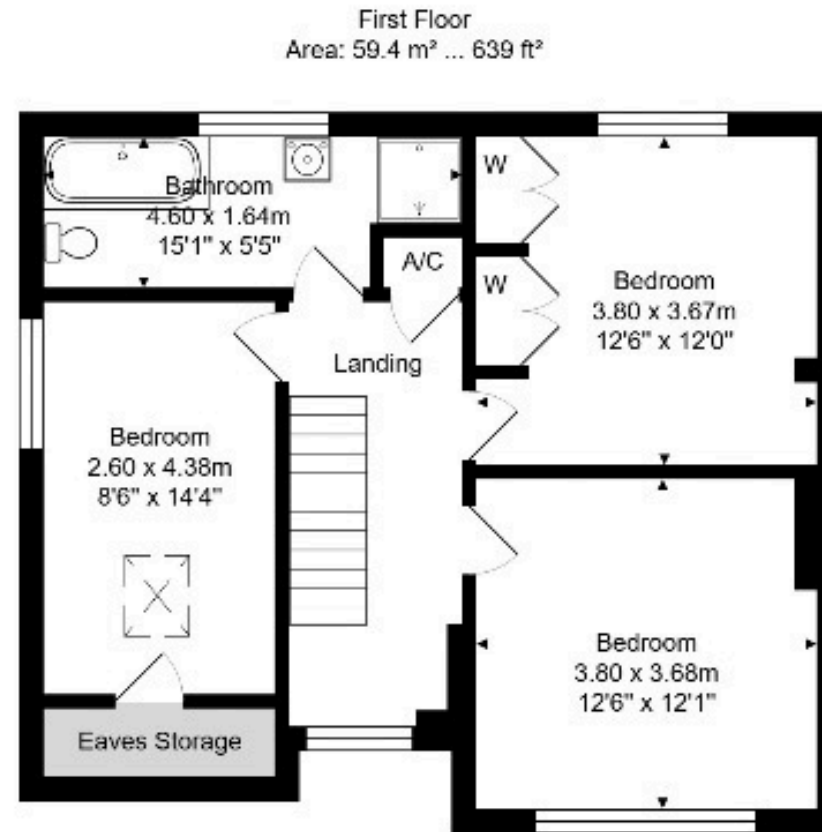
13 St. Mary's Close occupies a superb and most convenient position, adjacent to the city centre in the highly desirable area of Bathwick. It is close to the Tesco mini supermarket and cafe on Bathwick Hill, whilst a number of excellent schools (including King Edwards, Bathwick St. Marys and Widcombe Junior School) are all within a short walk. The countless facilities in the centre of Bath, Bath Golf Club, Bath University and Bath Spa Railway Station are also nearby and wonderful walks in the beautiful neighbouring countryside or along the Kennet and Avon Canal are also very accessible.





Total Area: 120.1 m² ... 1293 ft² (excluding garage, eaves storage)

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



Tenure Freehold
Council Tax band 'F'
£2,842.00 '26/'27

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>www.epc4u.com</small>		

