



283b London Road East, Batheaston, Bath, BA1 7RL

Guide Price £800,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 4
Bathrooms: 3 (Plus Cloakroom)
Receptions: 4

This substantial modern townhouse is one of just three homes in an exclusive 2007 development, offering approx. 2,700 sq ft of versatile accommodation over four floors. Finished to a high standard throughout, the property enjoys increasingly impressive elevated views from the front as you ascend the house.

The ground floor features an integral double garage with light, power, and remote door, a linen room, large laundry room with storage and additional worktop space, cloakroom/WC, and a versatile fifth bedroom with access to the enclosed courtyard garden - also ideal as a home office, cinema, or potential self-contained living space (subject to consents). On the first floor, a welcoming entrance hall with stone flooring leads to a spacious open-plan kitchen/breakfast room with granite worktops, integrated appliances, island, and breakfast bar, plus sliding doors to the often-sunny rear garden. A separate front dining room provides additional flexible living space.

The second floor offers a nearly 20ft living room with Juliet balconies and far-reaching views towards Bath, a family bathroom with Jacuzzi bath, and two rear double bedrooms overlooking the garden. The top floor comprises two large bedrooms, both with en-suite shower rooms. The principal bedroom benefits from fitted wardrobes, generous proportions (approx. 20ft x 15ft), and stunning views.

Externally, the property enjoys a well-designed setting with an expansive parking forecourt at the front of the development, shared with the two neighbouring homes either side. This area provides two private off-street parking spaces and access to the secure integral double garage.



To the rear, the enclosed garden offers a private and inviting outdoor space, predominantly laid to lawn and benefiting from excellent levels of sunlight throughout the day, particularly in the morning and afternoon. A pleasant patio area is accented with well-stocked raised planting beds that are usually home to a variety of herbs and pretty flowers. Situated directly outside the kitchen, it creates the perfect private spot for outdoor dining and relaxation.

Located in Batheaston, a well-served village east of Bath, the property benefits from local shops, services, schools, recreational facilities, and excellent transport links to Bath, the A46, and M4, offering a balance of village living and connectivity.

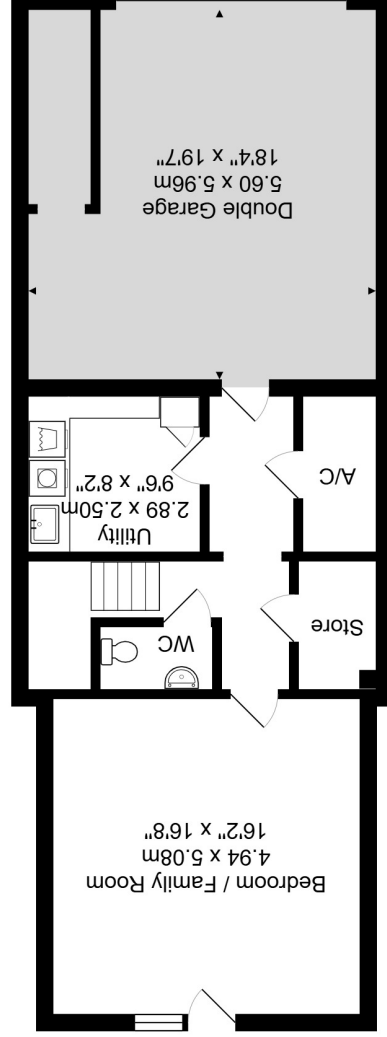
Additional information:

Tenure: Terraced Freehold House
Council Tax Band: G
Current EPC Rating: C (78)
Potential EPC Rating: B (83)
Mains gas fired radiator central heating
Mains electricity supply
Mains water supply
Mains drainage
Double glazing throughout
Agents note The forecourt ownership and maintenance responsibilities are split in thirds and have been negligible so far.

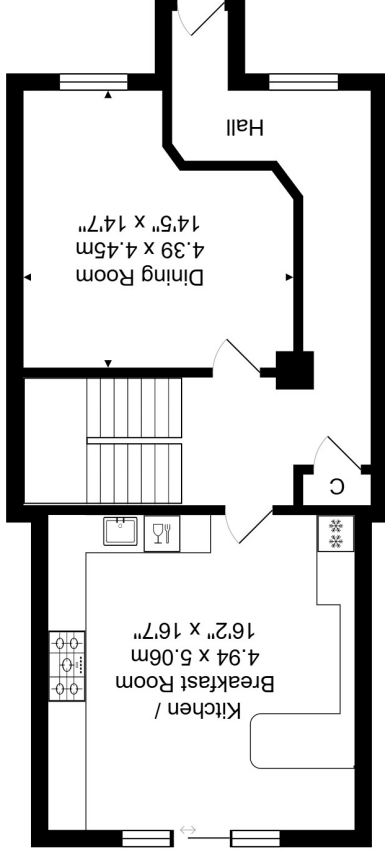
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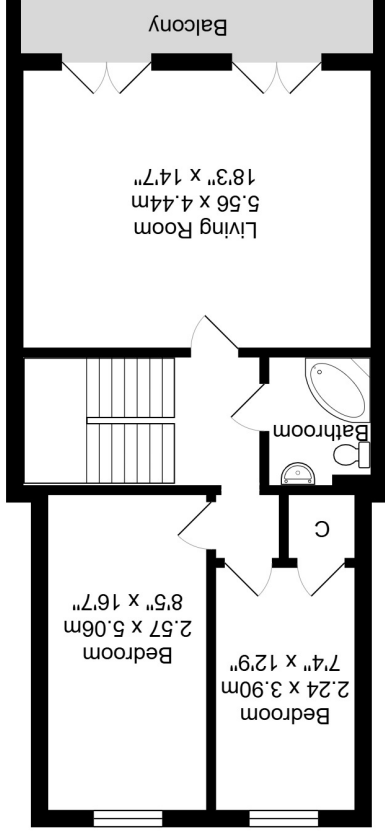
Ground Floor
Area: 52.3 m² ... 563 ft²



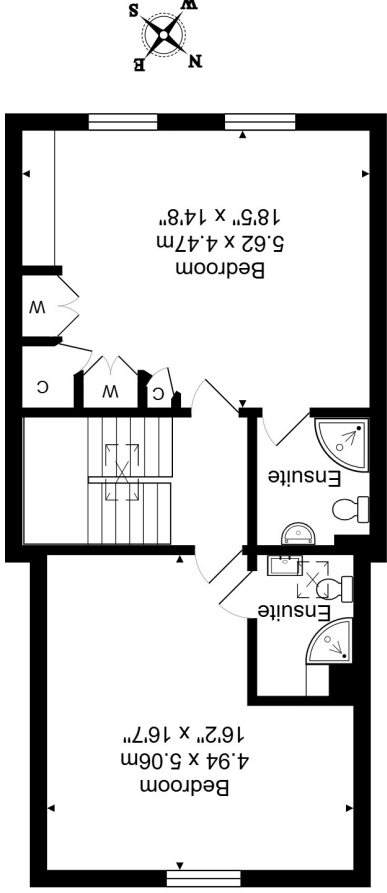
First Floor
Area: 64.5 m² ... 694 ft²



Second Floor
Area: 63.3 m² ... 682 ft²



Third Floor
Area: 63.3 m² ... 682 ft²



Total Area: 243.5 m² ... 2621 ft² (excluding double garage, balcony)

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.
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