

whiteley helyar



*2,542 ft²
excluding garage*



5 bedrooms



*4 bathrooms
& cloakroom*



double garage

Guide Price £1,000,000

39 Gainsborough Gardens, Bath, BA1 4AH

An excellent and well presented detached double-fronted house built to a good standard almost 30 years ago as part of a select development of just 4 quality houses in a private, highly convenient road, being pleasantly located at the end of a quiet cul-de-sac yet only 1½ miles from the centre of Bath.

ACCOMMODATION

5 double bedrooms
sitting room
study
utility room
cloakroom

4 bath/shower rooms
dining room
well fitted kitchen/breakfast room
boiler/store room
gas fired heating and double glazing

EXTERNALLY

The house stands in well proportioned gardens, principally to the front and rear. They are enclosed with side access, mainly laid to lawn, with a large west (but open to the South) facing sun terrace directly off the kitchen and sitting room - perfect for outdoor dining. There are a variety of mature shrubs, bushes and trees, lighting and water tap. In addition to the double garage (with a useful mezzanine storage area), there is driveway parking for additional vehicles.

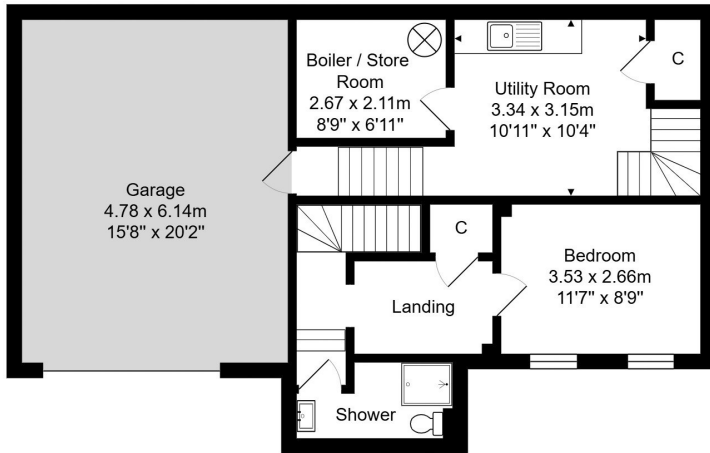
LOCATION

Tucked away at the end of a no-through road off Weston Lane, number 39 enjoys a lovely peaceful yet handy position in this sought after spot. The various shops and amenities in Weston Village and Chelsea Road are nearby, as are the Tesco Express at Windsor Bridge and the Royal United Hospital, whilst the centre of Bath is a pleasant walk - along Weston Road and then through the Royal Victoria Park. The house is well placed for excellent schooling, the Cotswold Way is close to hand and swift access to the M4 and the A4 to Bristol is available without having to cross the city.

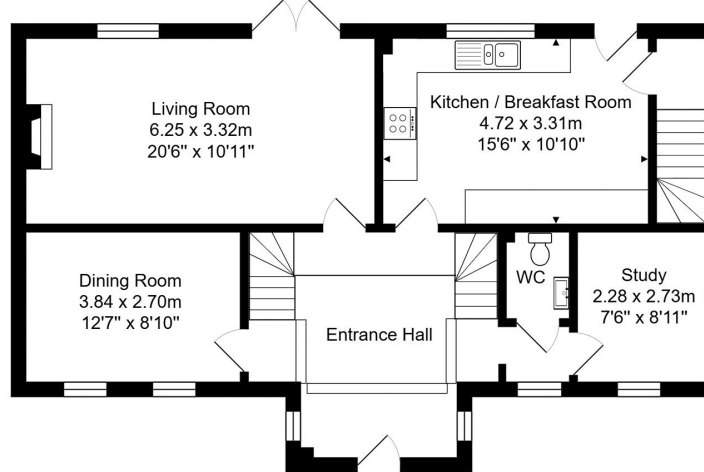




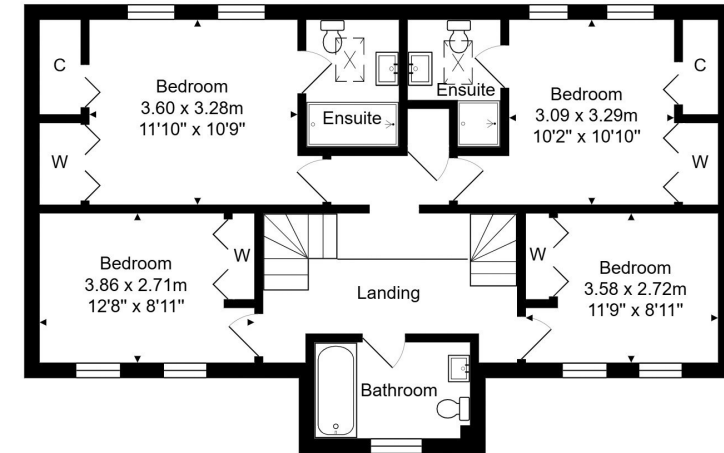
Ground Floor
Area: 78.2 m² ... 842 ft²



First Floor
Area: 79.0 m² ... 850 ft²

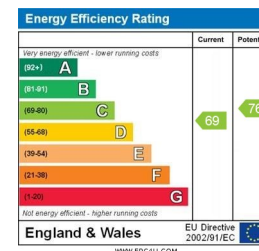


Second Floor
Area: 79.0 m² ... 850 ft²



Total Area: 236.2 m² ... 2542 ft²

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: 'G' £3,875.45 (26/27)