

whiteley helyar



1,542 ft²

excluding outbuildings/garage



5 bedrooms



3 bathrooms



*garage & driveway
parking*

Guide Price £1,200,000

63 St. Johns Road, Bathwick, Bath, BA2 6PZ

A substantial extended semi-detached house built in the 1920's and most pleasantly located in this excellent, highly convenient and central location. Rarely for a house in the heart of the city, the property benefits from a good size garage and driveway parking for additional cars.

ACCOMMODATION

5 bedrooms
bathroom and 2 en-suite shower rooms
open plan kitchen/dining/family room
living room

cloakroom
gas fired heating
extensive double glazing
garage and various store rooms

EXTERNALLY

There is a small front garden whilst, to the rear, the pretty garden is well proportioned and enclosed, mostly laid to a level lawn with a paved patio. There are flower and herbaceous borders, various shrubs and ornamental bushes and a further elevated patio directly off the kitchen and living area - ideal for outdoor dining. There are various store rooms, a greenhouse, an undercroft and rear pedestrian access.

LOCATION

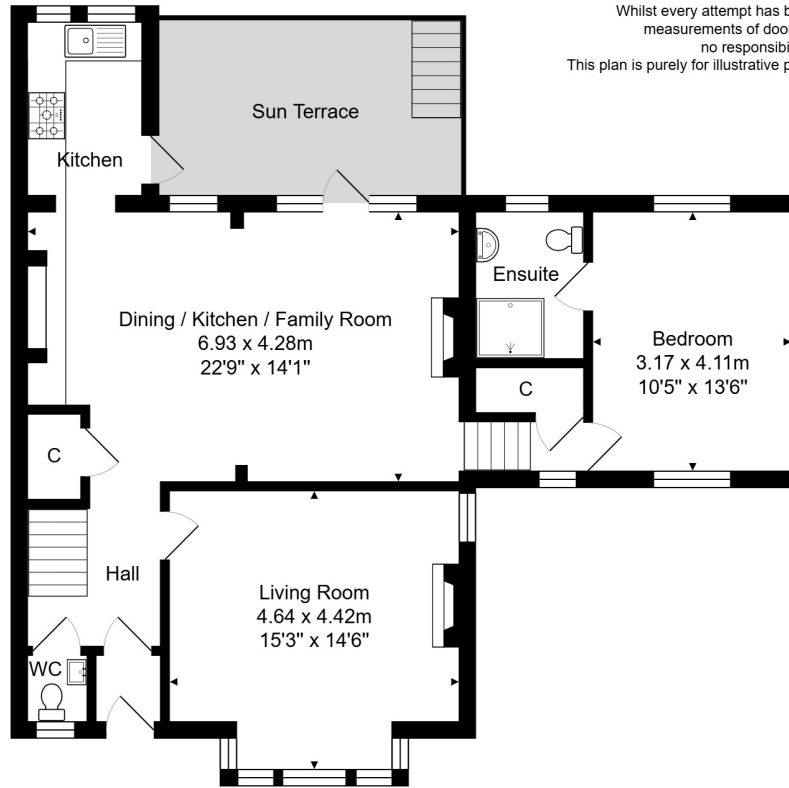
63 St Johns Road occupies such a handy and sought after location. The extensive range of shops, restaurants and amenities in the heart of the city are within a short stroll, as are Bath Spa Railway Station and The Recreation Rugby Ground. Delightful walks through Henrietta Park, Sydney Gardens (with its excellent children's playground and tennis courts) and along the Kennet and Avon are also very close at hand.



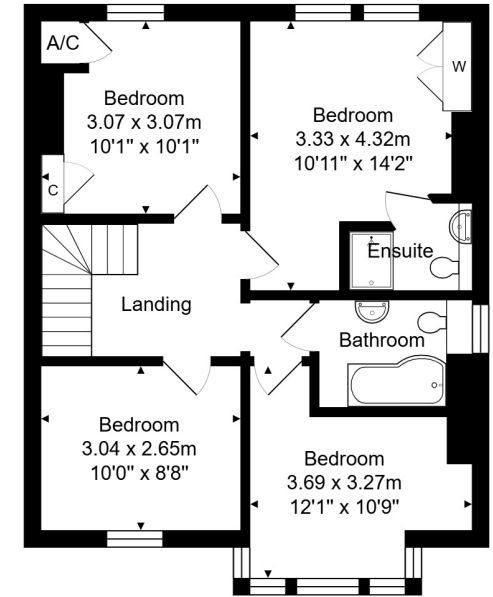




Basement / Lower Ground Floor



Ground Floor
Area: 85.4 m² ... 919 ft²



First Floor
Area: 57.9 m² ... 624 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

Total Area: 143.2 m² ... 1542 ft² (excluding reduced height undercroft, garden store, store, reduced height garden store, sun terrace, garage)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Tenure: Freehold
Council tax band: 'E'
£2,842 (2026/2027)

