

# whiteley helyar



1,078 ft<sup>2</sup>



3 double  
bedrooms



bathroom



street  
parking

Guide Price                      £400,000

120 Lymore Avenue, Bath, BA2 1AX

A lovely three double bedroom end of terrace home with a good-sized level garden and beautiful views over the city. There is potential to extend the accommodation if required, subject to obtaining any necessary consents, and the house is offered with no onward chain.

### ACCOMMODATION

Entrance hall  
3 double bedrooms  
Living room open to dining room  
Kitchen  
Recently upgraded bathroom with separate shower cubicle

### EXTERNALLY

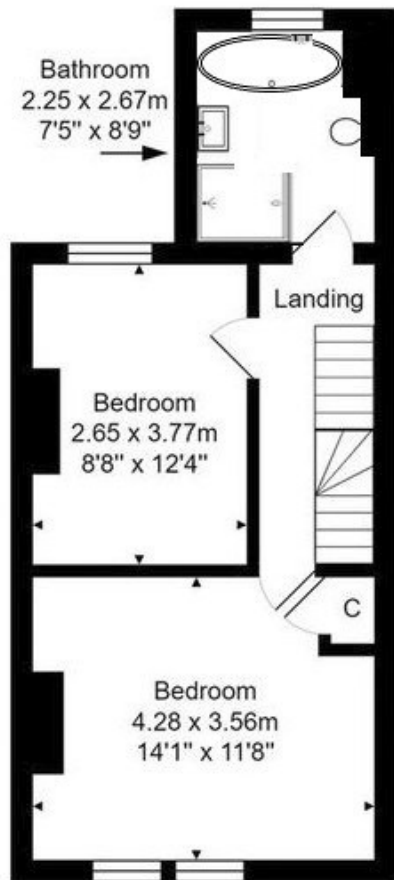
To the rear is a good-sized enclosed garden offering a private and versatile outdoor space. The garden is mainly laid to lawn with planting, mature trees, paved seating areas, and has the benefit of gated side access to the gravelled front garden. The garden has plenty of potential for further landscaping and scope to extend the kitchen subject to the relevant consents.

### LOCATION

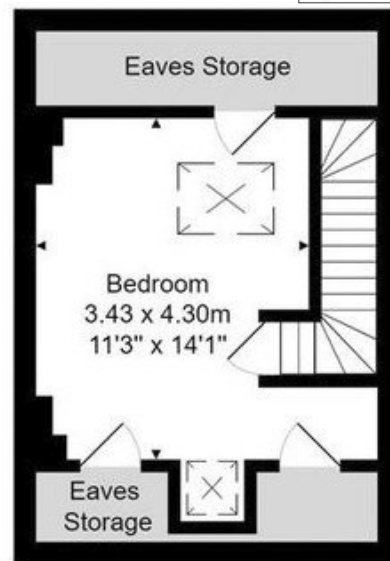
The house is particularly well situated on this highly convenient and popular road, with local shops available on both Southdown Road and Mount Road, as well as being close to the thriving Moorland Road with its range of local shops, bars and local railway station. The city centre is less than two miles away, while the location is also excellent for access to both Hayesfield and Beechen Cliff schools. The house is also well served by a regular bus service into the centre of Bath, and the M4 can be accessed without having to go through the city centre.







First Floor  
Area: 38.8 m<sup>2</sup> ... 418 ft<sup>2</sup>



Second Floor  
Area: 19.1 m<sup>2</sup> ... 205 ft<sup>2</sup>

Ground Floor  
Area: 42.3 m<sup>2</sup> ... 455 ft<sup>2</sup>

Total Area: 100.2 m<sup>2</sup> ... 1078 ft<sup>2</sup> (excluding 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.

Area includes internal and external wall thickness



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (46-54) <b>E</b>                            |                         |           |
| (35-45) <b>F</b>                            |                         |           |
| (21-34) <b>G</b>                            |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



**Tenure: Freehold**  
**Council Tax Band: 'C' - £2,066.91 ('26/'27)**