

# whiteley helyar



1,640 ft<sup>2</sup>



4 double  
bedrooms



bathroom & en-  
suite shower room



resident's  
permit  
parking

Guide Price                      £675,000

6 Seymour Road, Bath, BA1 6DY

A four bedroom, beautifully presented period terraced home, in a residential cul-de-sac on the fringes of the city centre, with wonderful southerly views over the rooftops. Over four storeys, the garden floor has been opened up to create a stunning kitchen/dining room, with a fabulous snug arranged around a wood burning stove, whilst the flexible accommodation offers up to four double bedrooms, with an en-suite shower room to the loft room.

### ACCOMMODATION

Entrance hall  
Bay fronted sitting room  
Office/bedroom with lovely southerly views  
Snug area with log burning stove, open to:  
Open plan kitchen/dining room with glazed double doors to the garden  
Three/four double bedrooms  
Family bathroom and en-suite shower room

### EXTERNALLY

The enclosed southerly garden has been beautifully landscaped, creating different areas from which to make the most of those sunny days. A decked area accessed via the double doors from the kitchen provides a lovely spot for a morning coffee, with a step down to a lawn and planted borders. To the rear of the garden, a larger decked area is perfect for a table and chairs, creating a lovely entertaining space.

### LOCATION

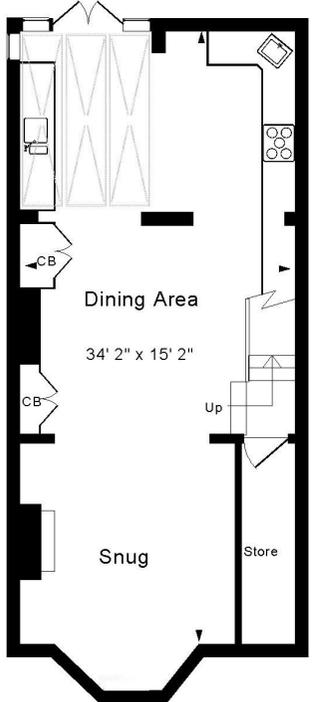
The house occupies a very handy position in this sought after, elevated and quiet 'no through' road. Being within a mile of the city centre, the extensive range of shops, transport links and other facilities in the centre of Bath are close to hand, whilst swift access to the M4 is also available without having to cross the city. Several parks are within a short stroll, as are lovely walks along the canal towpath.



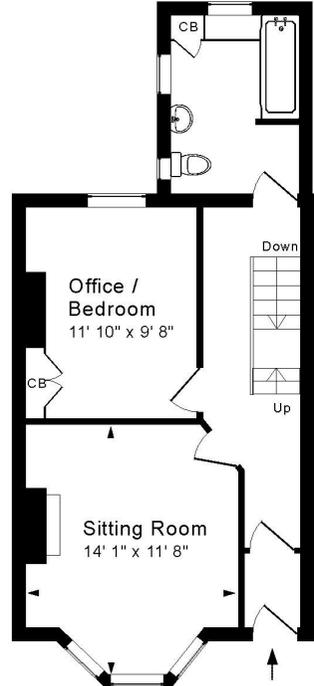


**Tenure:** Leasehold  
**Lease length:** Remainder of 999yrs  
**Ground rent:** £2pa  
**Council Tax Band:** 'D' - £2,214.54

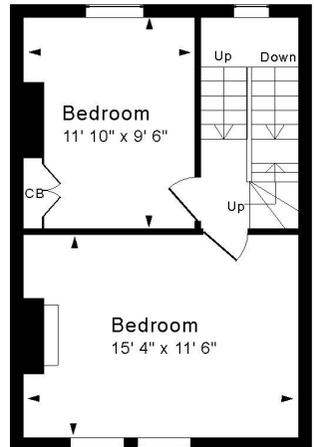
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



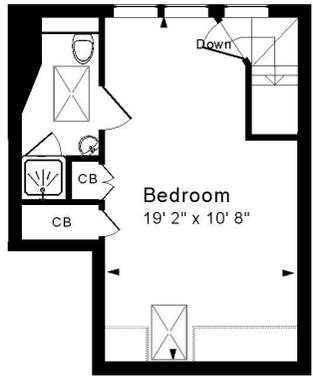
Garden Floor



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 1,640 Sq. Ft. / 152 Sq. M  
 Includes restricted headroom  
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 Drawing Number: 172-0854  
 6 Seymour Road, Bath, BA1 6DY.

