

# whiteley helyar



1,602 ft<sup>2</sup>



3 bedrooms



2 bathrooms



2 parking spaces

Guide Price                      £735,000

9 Longmead Terrace, Bath, BA2 3WN

A bright and spacious three double bedroom house with allocated parking in this sought after riverside development within level walking distance of the city centre.

### ACCOMMODATION

entrance hall  
cloakroom/wc  
kitchen dining room with bi-folding doors to the garden  
dual aspect sitting room  
three double bedrooms  
en-suite dressing room and bathroom with bath and double shower to master bedroom  
family bathroom

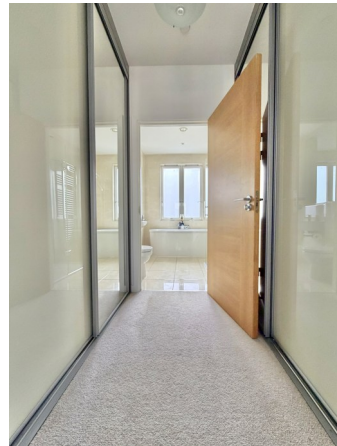
### EXTERNALLY

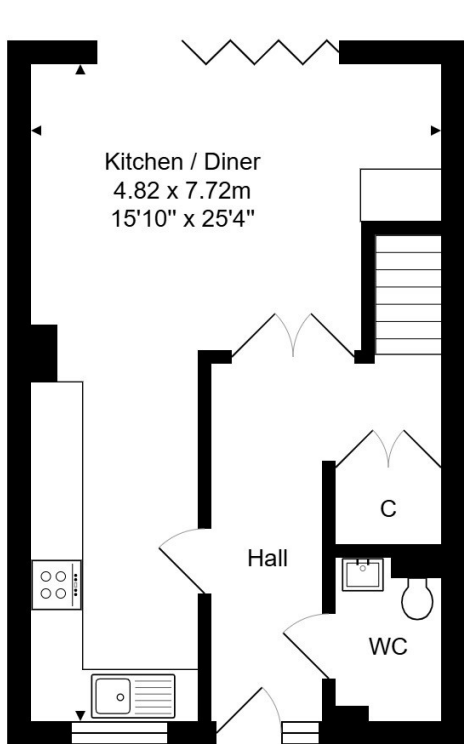
There is a small area of enclosed garden to the front with pathway to front door and space for pot plants as well as two allocated parking spaces close by. The rear garden is mainly laid to lawn with decked and patio areas providing space for entertaining and alfresco dining.

### LOCATION

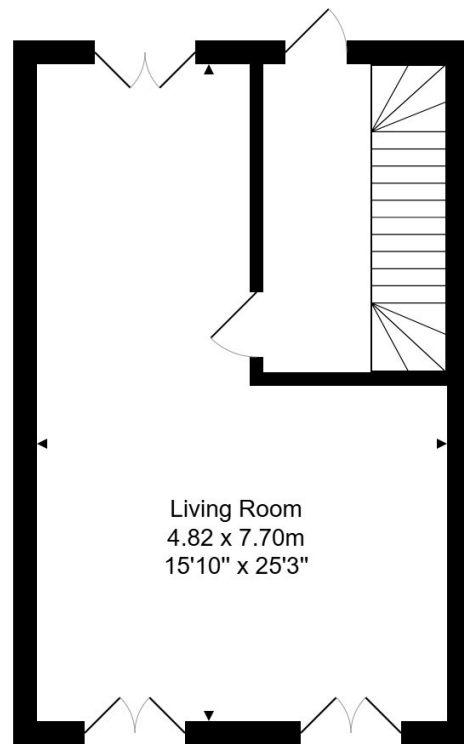
This riverside development sits immediately to the west of the city centre, and has created a new waterfront, mainly residential, neighbourhood complete with an attractive new park. Coffee shops are on the ground floor of both Sovereign Point and the neighbouring Royal View, whilst Sainsburys supermarket is a short walk away. The city centre, with all the shops and amenities, Recreation Ground and Bath Spa railway station is just over half a mile away, with highly regarded local schooling also close by.



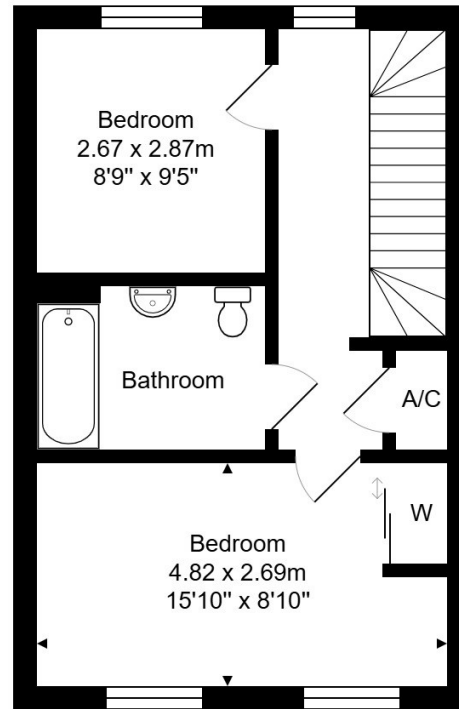




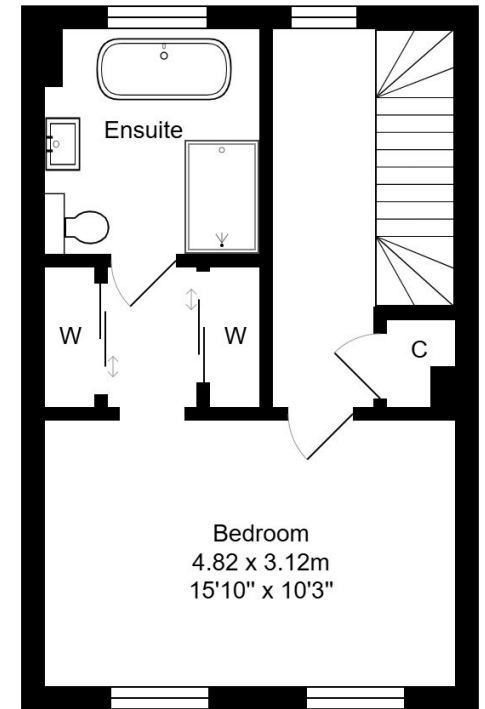
Ground Floor  
Area: 37.2 m<sup>2</sup> ... 401 ft<sup>2</sup>



First Floor  
Area: 37.2 m<sup>2</sup> ... 401 ft<sup>2</sup>



Second Floor  
Area: 37.2 m<sup>2</sup> ... 401 ft<sup>2</sup>



Third Floor  
Area: 37.2 m<sup>2</sup> ... 401 ft<sup>2</sup>

Total Area: 148.8 m<sup>2</sup> ... 1602 ft<sup>2</sup>

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.



**Tenure:** Freehold  
**Council tax band:** 'E' £2,842.00  
**Service charge:** £690.87 payable half yearly

Energy Efficiency Rating		Current	Potential
<small>More energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

