

# whiteley helyar



1,648 ft<sup>2</sup>



4 bedrooms



2 bathrooms &  
cloakroom



garage,  
carport and  
driveway

Guide Price                      £850,000

12 Woodland Grove, Bath, BA2 7AT

A well presented and spacious modern detached house conveniently located towards the end of this select and most convenient 'no through' road at the top of Bathwick Hill.

### ACCOMMODATION

4 bedrooms	shower room and ensuite bathroom
sitting room	dining room
kitchen/breakfast room	conservatory
cloakroom	gas fired heating
double glazing	garage, carport and driveway for additional vehicles

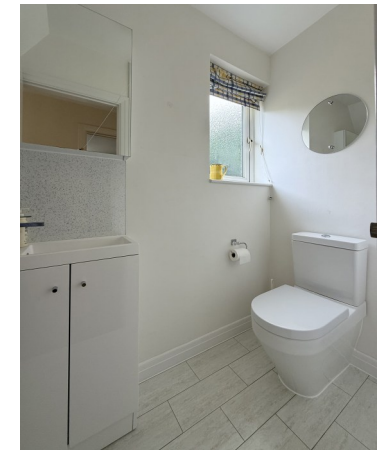
### EXTERNALLY

The house stands in good sized gardens to both front and rear. The back garden is level, enclosed and mainly laid to lawn, with various shrubs, mature bushes flower and herbaceous borders. There is a paved terrace, greenhouse, tool store and water tap. The front garden is again of good size, with a feature circular flower bed and an extensive block-paved parking area.

### LOCATION

The property occupies a highly sought after position on the southern side of the city. It is within walking distance of the University and shops and amenities (both there and on Bathwick Hill), King Edwards School and Bath Golf Club are down North Road, whilst Bath Spa Railway Station and the centre of Bath are less than 1½ miles away – very well served by the nearby regular bus service. Wonderful walks, either through National Trust Countryside, Bath Skyline walk or along the Kennet and Avon Canal are also close to hand.

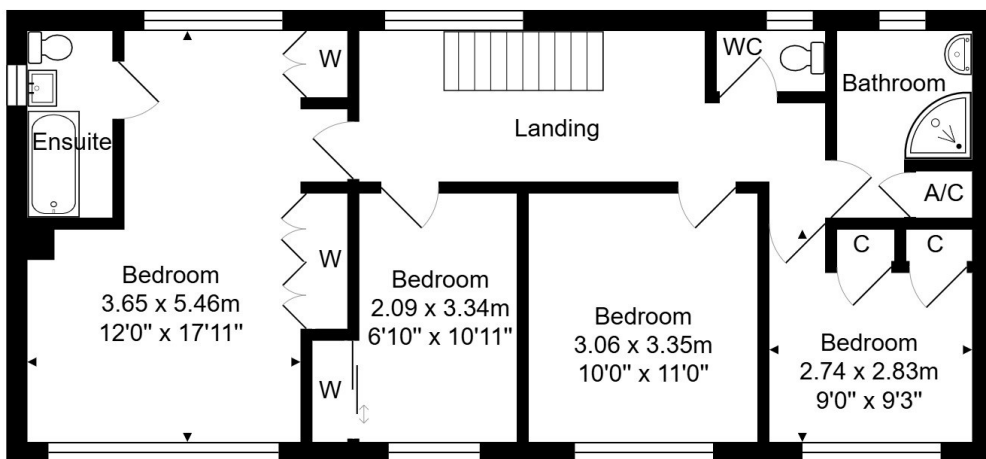
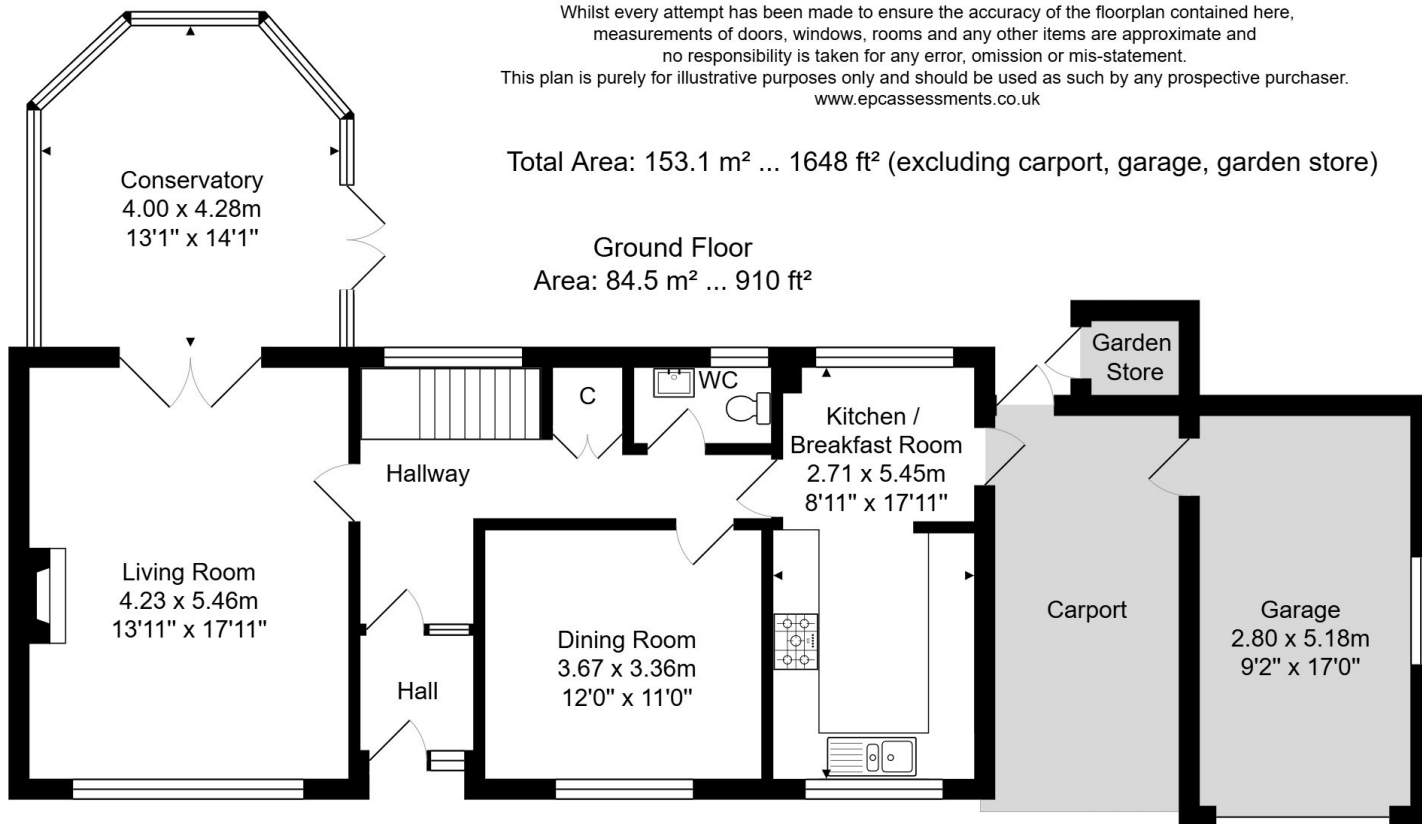




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

Total Area: 153.1 m<sup>2</sup> ... 1648 ft<sup>2</sup> (excluding carport, garage, garden store)

Ground Floor  
Area: 84.5 m<sup>2</sup> ... 910 ft<sup>2</sup>



First Floor  
Area: 68.6 m<sup>2</sup> ... 738 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs		62	79

England & Wales EU Directive 2002/91/EC  
www.epc.co.uk



Tenure: Freehold  
Council Tax Band: 'F' - £3,198.78

