

# whiteley helyar



1,458 ft<sup>2</sup>



4 bedrooms



3 bathrooms



driveway &  
double garage

Guide Price                      £775,000

5 Uplands Close, Limpley Stoke, Bath, BA2 7GU

A bright and spacious detached bungalow offering over 1,400 square feet of beautifully presented and versatile accommodation. This delightful bungalow occupies an attractive plot backing onto open fields tucked away off this peaceful no through road . Chain free.

### ACCOMMODATION

entrance hall  
sitting room/family room  
kitchen  
dining room

four bedrooms  
two en-suite shower rooms  
family bathroom  
double garage

### EXTERNALLY

There is a generous secluded driveway to the front of the property providing space to park several vehicles as well as access to the double garage and gated side access to the garden. The large rear garden backs directly on to open fields, it is level and laid to lawn thoughtfully planted with an array of flowers shrubs bushes and trees to borders.

### LOCATION

The property is positioned in a peaceful no through road on the edge of glorious open countryside, yet also incredibly convenient, being less than 5 miles from the centre of Bath. The property is positioned within a mile and a half of Limpley Stoke village with its historical pub being restored by the community and close to Freshford offering a variety of amenities (including an excellent primary school, community run village shop, church and pub) as well as Freshford railway station with its regular trains to Bath and Bradford on Avon.





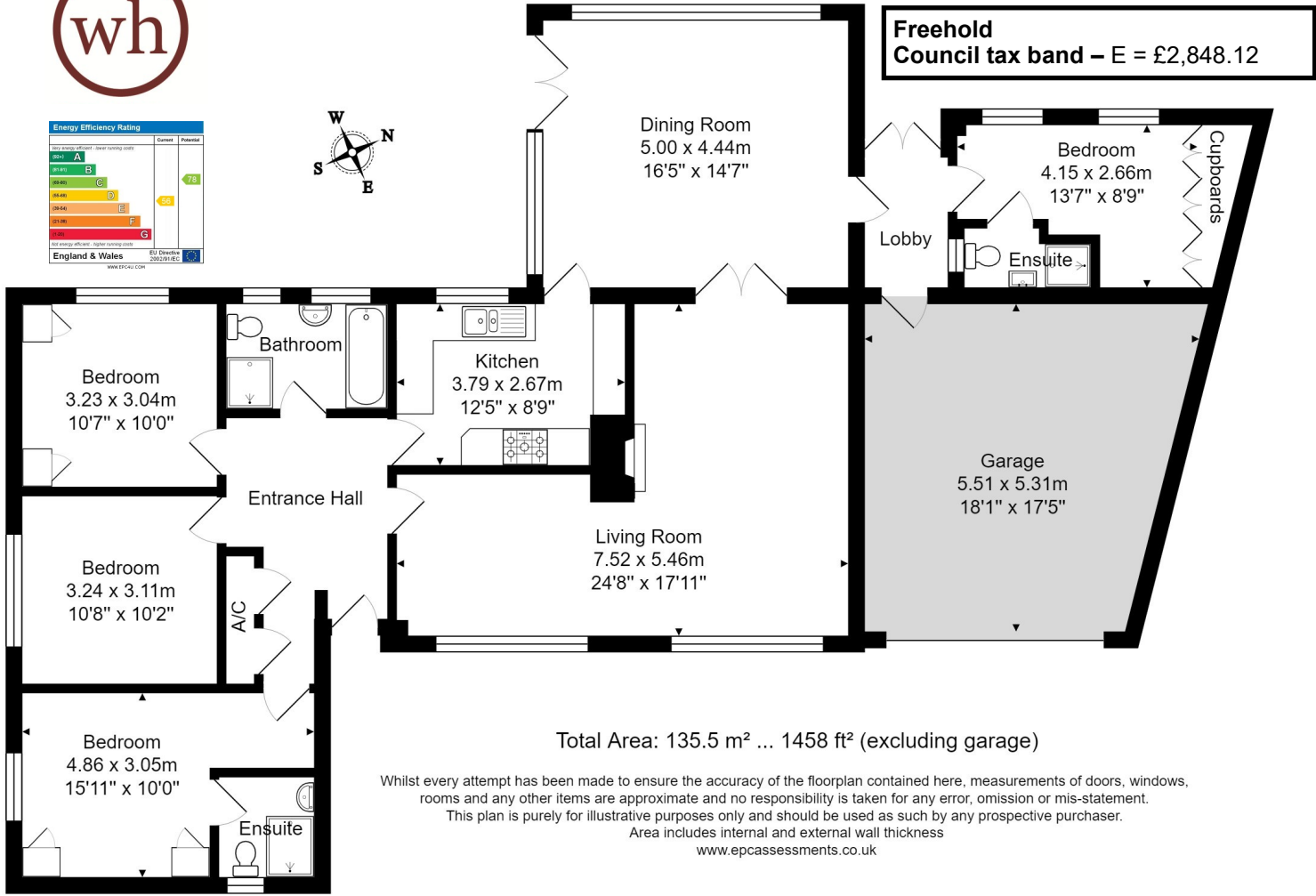


Energy Efficiency Rating		Current	Potential
20-27	A		
18-20	B		
13-17	C		
9-12	D		
5-8	E		
1-4	F		
0	G		

England & Wales



**Freehold**  
**Council tax band – E = £2,848.12**



**Total Area: 135.5 m<sup>2</sup> ... 1458 ft<sup>2</sup> (excluding garage)**

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  
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