

# whiteley helyar



480 ft<sup>2</sup>



2 bedrooms



bathroom



street parking

Guide Price                      £400,000

21 Dafford Street, Larkhall, Bath, BA1 6SW



A stylish Georgian cottage with attractive gardens to the front and rear located in this quiet and convenient position within a short stroll of Larkhall village. The property has recently been beautifully remodelled and modernised to a high standard and benefits from potential to extend using existing unexpired consent if required.

### ACCOMMODATION

sitting room	two bedrooms
kitchen breakfast room	bathroom

### EXTERNALLY

There is an attractive front garden thoughtfully planted with an array of flowers, shrubs and bushes along with pleached liquid amber trees making it a lovely verdant approach to the property. The low maintenance walled rear garden is laid to stone chippings providing a great space perfect for entertaining and alfresco dining.

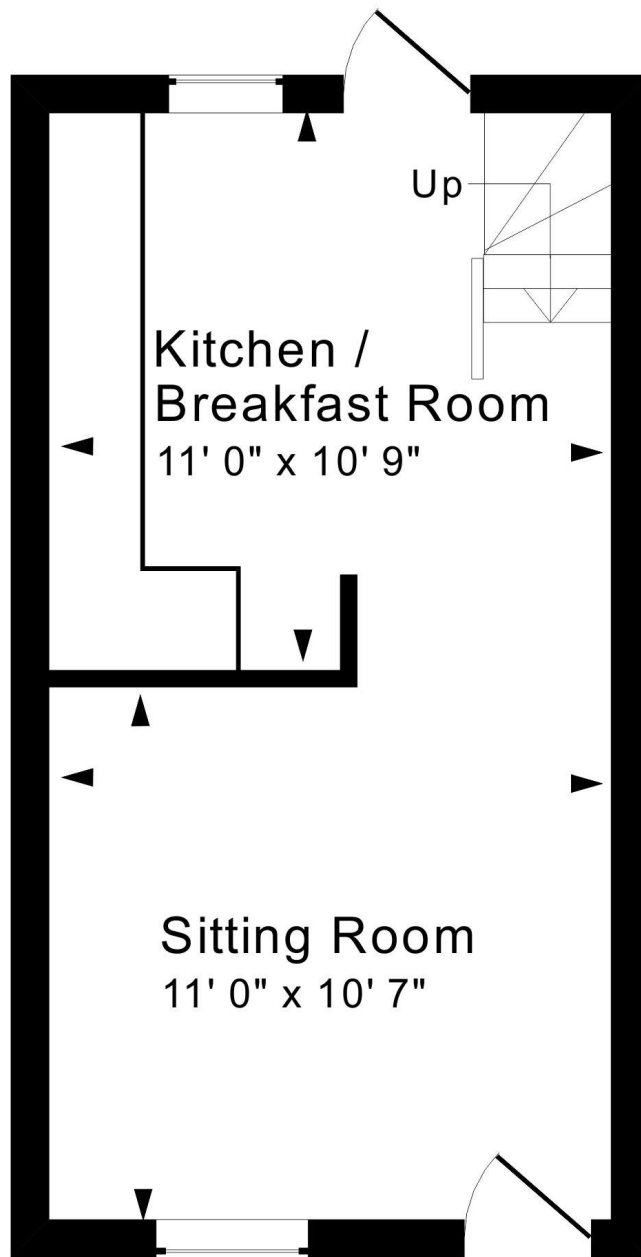
### LOCATION

Dafford Street is a peaceful "one way" street just beyond Larkhall Square within easy reach of Larkhall Village. Larkhall is a popular village known for its vibrant community, array of independent shops and excellent local schools. The property enjoys good bus links to the centre of Bath and easy access to the M4 without having to cross the city.

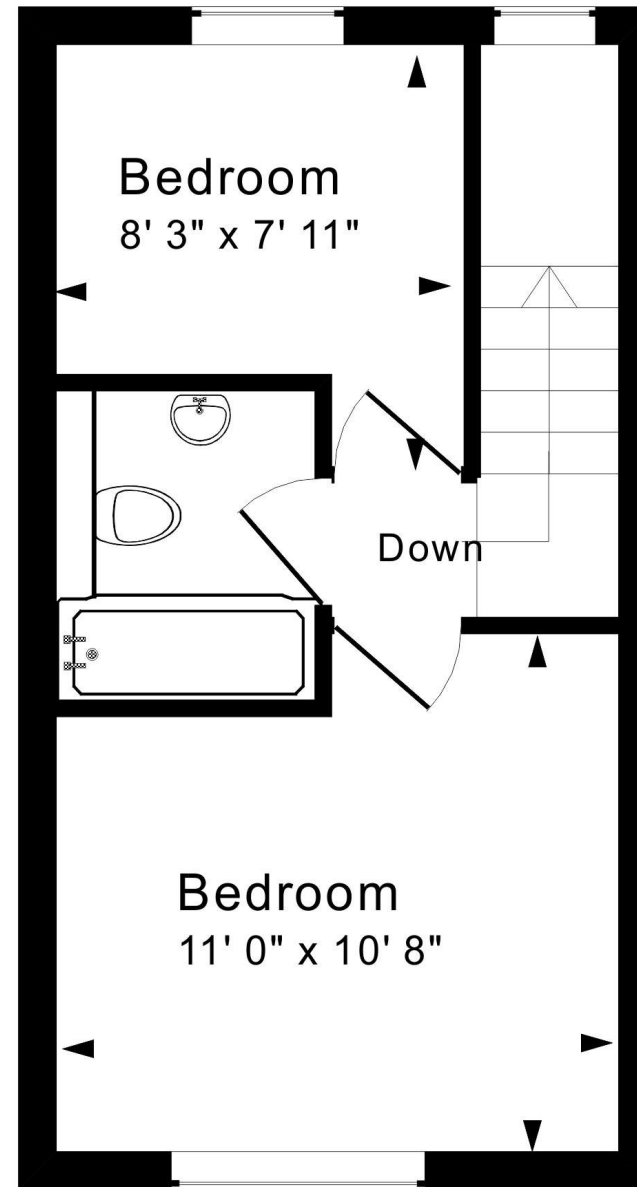








Ground Floor



First Floor

Approx. Gross Internal Floor Area 480 Sq. Ft. / 45 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

For identification purposes only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Tenure:-** Freehold  
**Council tax band:-** 'B' = £1,722.41