

# whiteley helyar



1,190 ft<sup>2</sup>  
(including integral garage)



3 bedrooms



bathroom &  
en-suite shower



double garage &  
parking permit

Guide Price                      £625,000

60 Circus Mews, Bath, BA1 2PW

A charming terraced mews house with an integral double garage within this prime central location tucked away in this very peaceful location behind Circus. The property offers bright and versatile accommodation arranged over three floors and is offered for sale with no onward chain.

### ACCOMMODATION

entrance hall  
16ft sitting room  
kitchen breakfast room  
three bedrooms  
en-suite shower room  
bathroom  
Integral double garage

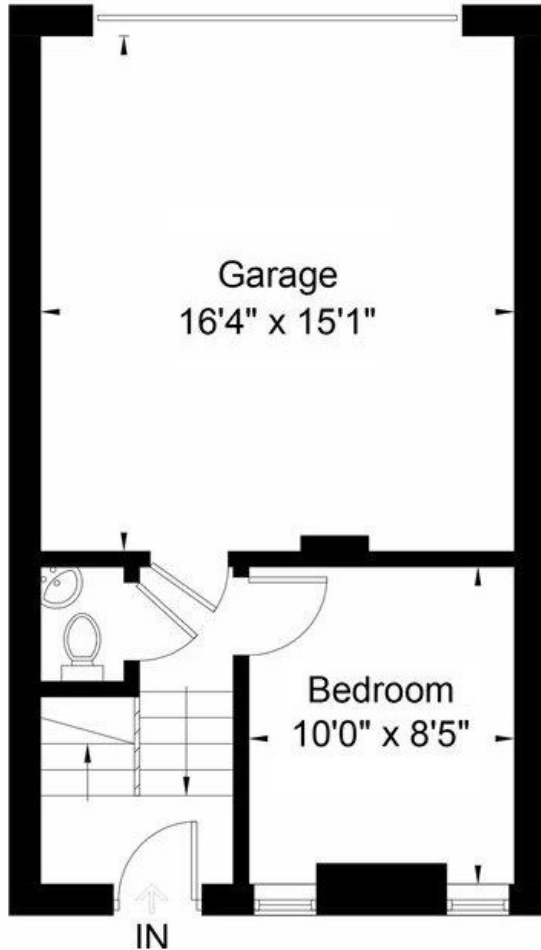
### LOCATION

Standing quietly behind The Circus, the house occupies a most convenient, select and highly sought after position. It is just a very short walk from the vast selection of shops, galleries and restaurants both in the heart of the city and in the pedestrianised Margaret's Buildings, whilst the fabulous Royal Victoria Park (with its Botanical Gardens, extensive children's play area, tennis courts, pitch and putt and crazy golf) is also extremely close by.

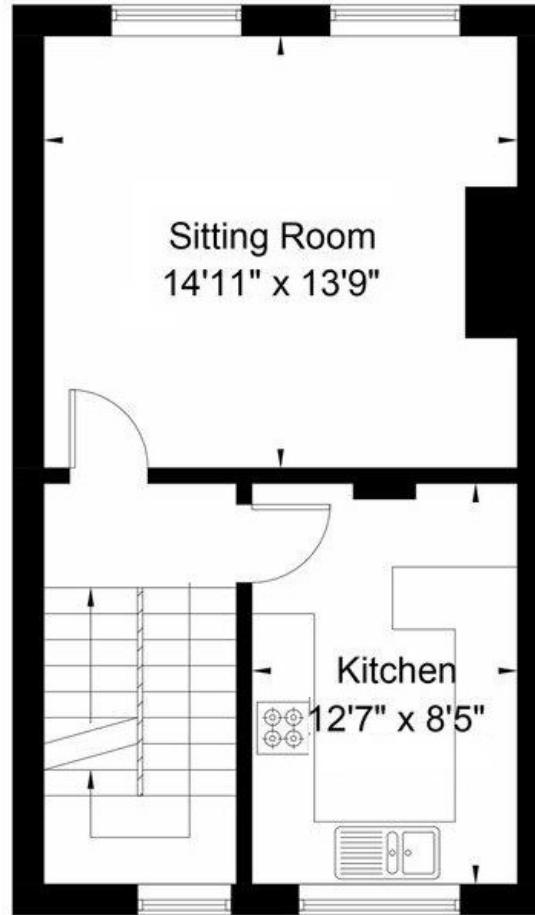




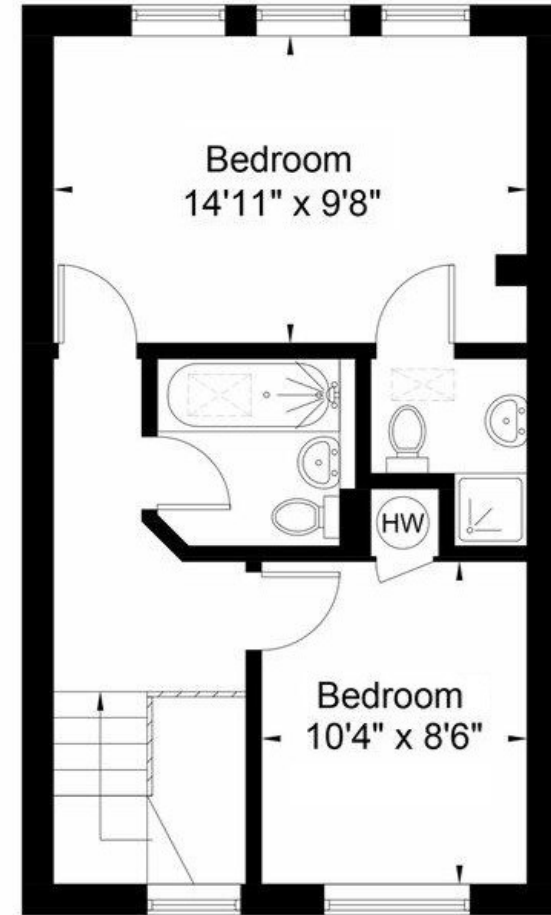
## Ground Floor



## First Floor



## Second Floor



Approximate Gross Internal Area = 88.1 sq m / 948 sq ft Garage = 22.5 sq m / 242 sq ft

Total = 110.6 sq m / 1190 sq ft

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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92+	A		
81-91	B		87
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

**House Tenure:** Freehold  
**Council Tax Band:** 26/27 -'F' = £3,358.72  
**Service charge:** £125 PA

