

whiteley helyar



1,450 ft²



4 bedrooms



bathroom &
W.C.



driveway
parking

Guide Price £500,000

3 The Firs, Limpley Stoke, Bath, BA2 7GQ

A four bedroom semi-detached family home on a generous plot, requiring some renovation and with no onward chain. At the Freshford end of Limpley Stoke, the house sits in a small residential cul-de-sac with driveway parking for a couple of cars and has stunning views over the Avon valley.

ACCOMMODATION

Entrance hall
Sitting room opening through to:
Kitchen/dining room with glazed double doors to the garden
Utility room with W.C.
Four bedrooms
Bathroom with separate W.C. alongside

EXTERNALLY

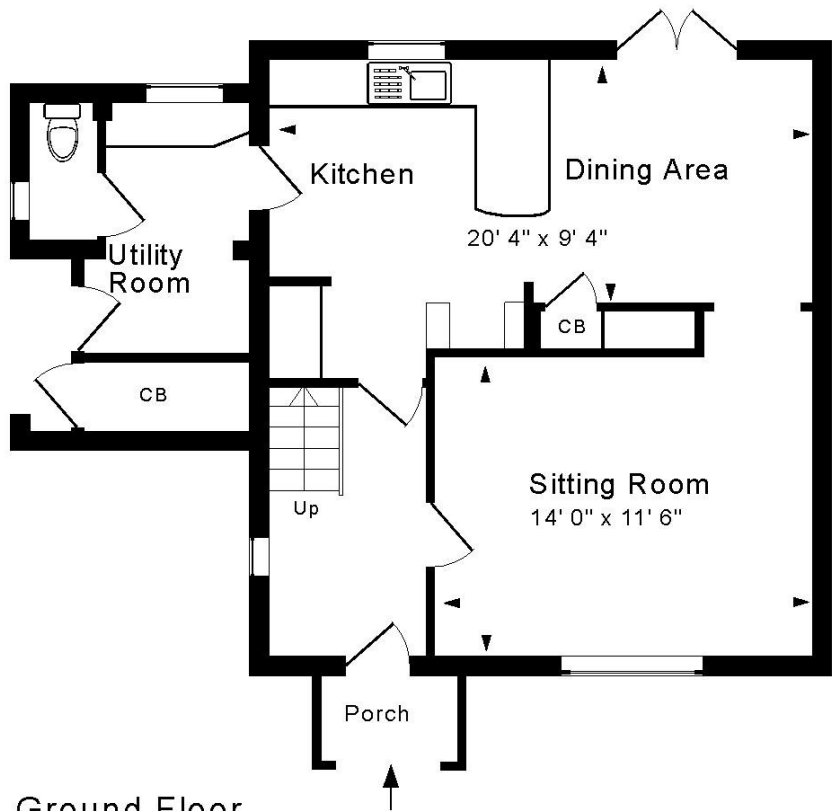
The gravelled driveway runs towards the house, with an area of lawn alongside. To the rear of the house, the widening plot has areas of patio to the side and rear of the house, with the remainder of the garden laid to lawn with several mature trees and shrubs, along with planted borders.

LOCATION

The Firs is a quiet road within the highly sought after village of Limpley Stoke, on the edge of beautiful countryside. The community owned Hop Pole pub has recently opened in the village, whilst it is also within walking distance of a variety of amenities in Freshford (including an excellent primary school, village shop, church and further pub). Freshford railway station is within a mile, and the centre of Bath is only 4 miles away, yet wonderful walks through rolling countryside are on the doorstep.

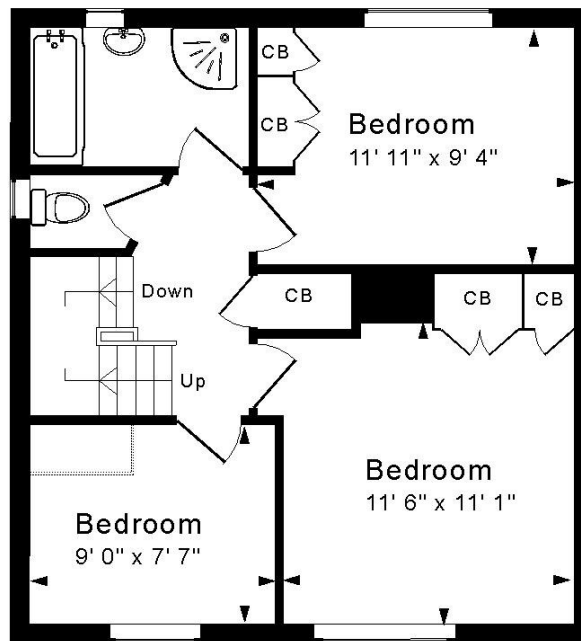






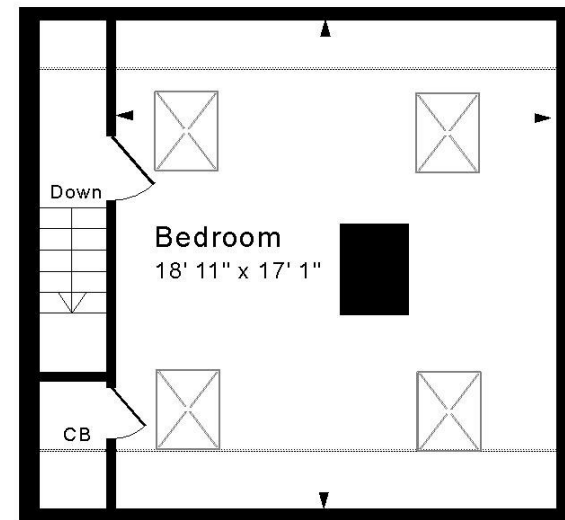
Ground Floor

Approx. Gross Internal Floor Area 1,450 Sq. Ft. / 135 Sq. M
 Includes restricted headroom
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026
 Drawing Number: 172-0873
 3 The Firs, Limpley Stoke, Bath, BA2 7GQ.



First Floor

Tenure: Freehold
Council Tax Band: 'D' - £2458.87



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92+)	A		
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

