

whiteley helyar



1,195 ft²



3 double
bedrooms



bathroom



resident's
permit
parking

Guide Price £650,000

14 Westhall Road, Bath, BA1 3BQ

A superb three double bedroom end of terrace house with south-westerly rear garden, located in a quiet cul-de-sac in this most sought-after spot adjacent to Royal Victoria Park. Extended to the rear creating an impressive kitchen/family room with Harvey Jones bespoke cabinetry, the house also boasts a small office in addition to the bedrooms, all of which adds up to a fantastic family home in a brilliant spot.

ACCOMMODATION

Entrance hall

Bay fronted sitting room with fitted alcove shelving and stove

Stunning kitchen/family room with island, further stove and access to the garden

Three double bedrooms

Office

Wonderful family bathroom with separate shower cubicle

EXTERNALLY

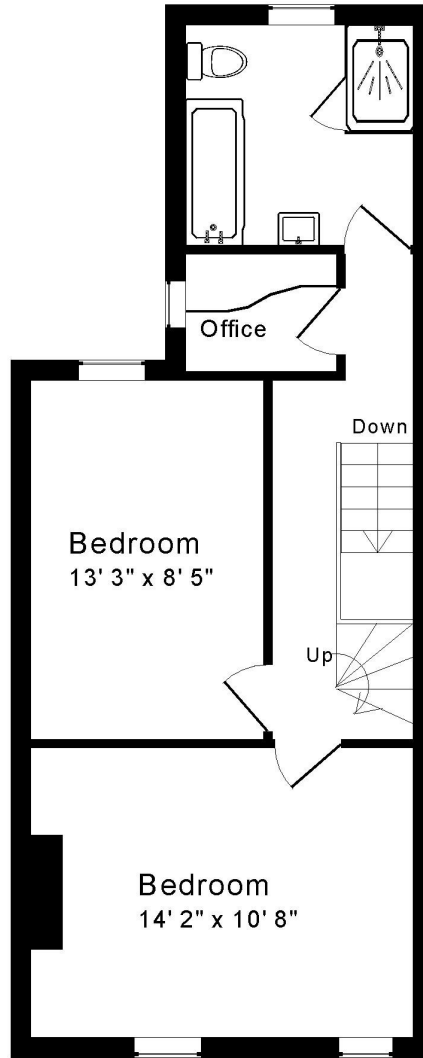
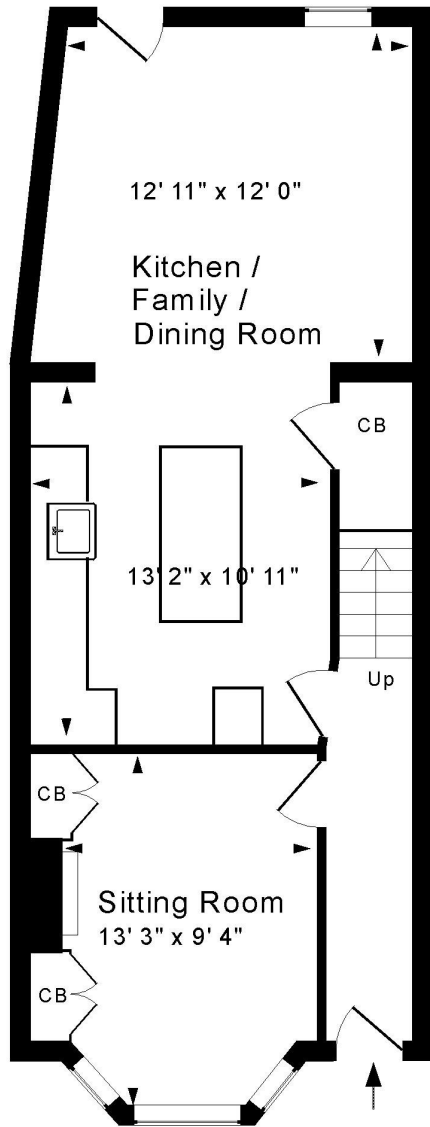
From the house, you step onto a good-sized patio which is a fantastically sunny space from which to enjoy the open south-westerly aspect. Wooden stepping 'stones' then lead through a lawn, flanked by a mature, planted border, to a further patio which is beautifully shaded by a pergola covered with a combination of Chocolate Vine and Wisteria. There is also a very useful gated side access which opens to a pedestrian path leading back to the front of the house.

LOCATION

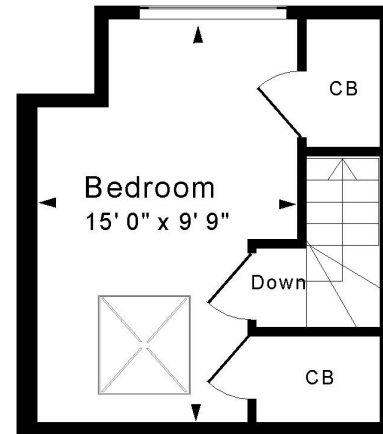
The house occupies a very popular and handy position, a short level walk from the shops and amenities in the centre of Bath. Royal Victoria Park - with its stunning grounds, Botanical Gardens and children's play area - is very close by, as is Tesco Express and Bath Tennis Club - whilst swift access to the M4 is available without having to cross the city.







First Floor



Second Floor

Ground Floor

Approx. Gross Internal Floor Area 1,195 Sq. Ft. / 111 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026
Drawing Number: 172-0917
14 Westhall Road, Bath, BA1 3BQ.



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



N.B. The property is being sold on behalf
of a member of staff who works at
Whiteley Helyar

Tenure: Leasehold
Council Tax Band: 'D' - £2,325.27