

# whiteley helyar



941 ft<sup>2</sup>



2 bedrooms



shower room &  
utility/WC



double garage &  
driveway parking

Guide Price                      £450,000

2 Croft Cottages, Lower Kingsdown Road, Kingsdown, Near Bath, SN13 8BQ

A lovely semi-detached period cottage with a double garage and parking for at least 3 more cars in this sought after location, just a short drive from the very centre of Bath. Not Listed, the property has well presented accommodation, stands in good size gardens and enjoys pleasing open views.

### ACCOMMODATION

2 bedrooms  
sitting room with log burner  
dining hall  
conservatory with study area

kitchen  
cloakroom/utility  
shower room  
double glazing and gas fired heating

### EXTERNALLY

The house stands in charming gardens. In front, there is lawn with a hardstanding providing off road parking and side access to the rear of the property. The back garden is on the Southern side, is of good size, enclosed and well tended. It is mostly laid to lawn, with a paved terrace, timber shed, flower and herbaceous borders, shrubs and bushes. Beyond are the 2 garages, together with further parking in front.

### LOCATION

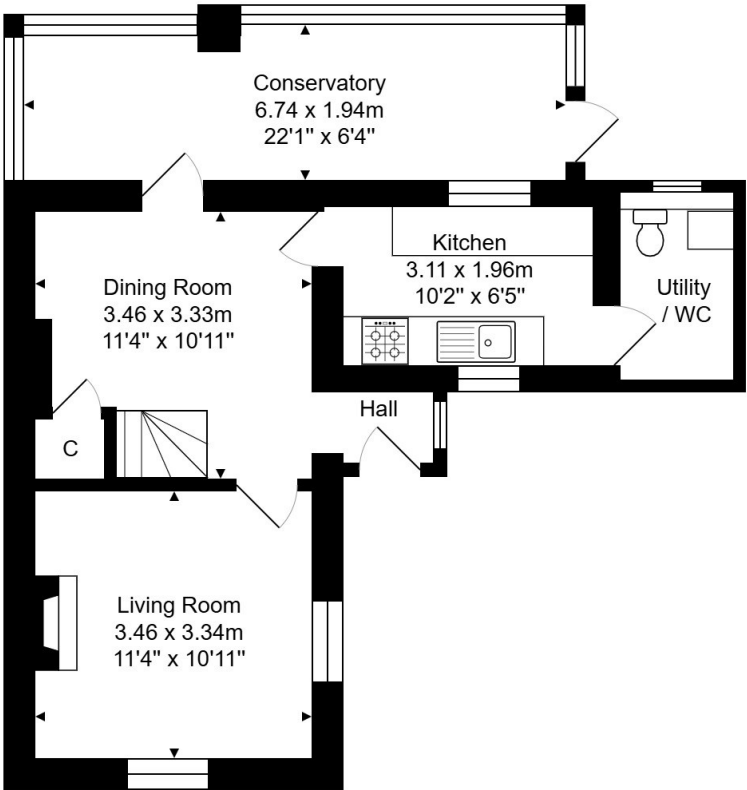
The village of Kingsdown is most pleasantly situated on the eastern outskirts of Bath, less than five miles from the city centre. Conveniently located between the villages of Bathford and Box, the property is very accessible and is within easy reach of the A4, A46, the M4 (both junctions 17 and 18) and the A365. Kingsdown Golf Club, The Swan Inn and Ashley Wood swimming pool are within a short walk; whilst the various amenities in Bathford (including the village shop/cafe, church, playing fields, pub and excellent primary school) are also close by. The house is served by a regular bus service into Bath and there are some lovely walks through the adjacent fields or up to Browns Folly Nature Reserve.



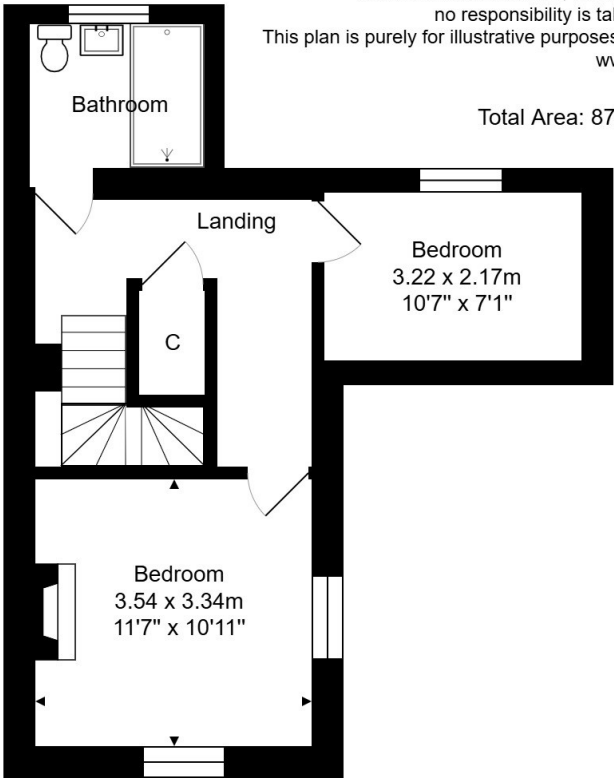


**Tenure:** Freehold  
**Council tax band:** 'C' £2,240 - 2026/27

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. [www.epcasessments.co.uk](http://www.epcasessments.co.uk)

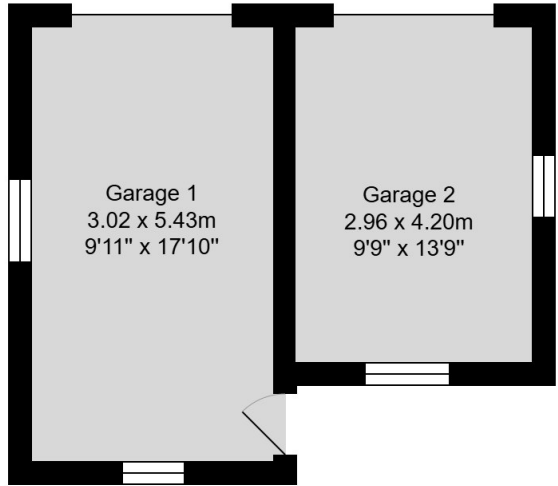


Ground Floor  
 Area: 51.9 m<sup>2</sup> ... 558 ft<sup>2</sup>



First Floor  
 Area: 35.6 m<sup>2</sup> ... 383 ft<sup>2</sup>

Total Area: 87.4 m<sup>2</sup> ... 941 ft<sup>2</sup> (excluding garage 1, garage 2)



Garages (not in exact location)  
 Area: 30.0 m<sup>2</sup> ... 323 ft<sup>2</sup>



Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	57	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

