

whiteley helyar



1,692 ft²



3 double bedrooms



en-suite bathroom
& en-suite shower



detached garage &
gated driveway

Guide Price £900,000

Hengist House, Weston Park East, Bath, BA1 2UX

A charming three double bedroom detached house with detached garage in this highly sought after and peaceful location just off the Cotswold Way. This beautifully presented property offers bright and spacious accommodation arranged over two floors as well as potential to extend further subject to the relevant consents. Chain free.

ACCOMMODATION

entrance hall
cloakroom
triple aspect sitting room with feature fireplace
remodelled kitchen with central island/breakfast bar
utility room

dining room with roof lantern and bi folding doors to the garden
spacious landing
three double bedrooms
'Jack and Jill' bathroom with bath and shower
stylish ensuite to master bedroom

EXTERNALLY

There is a generous gated driveway to the front of the property leading to a detached single garage, there are two spacious patio gardens to the rear and side of the house creating super space for entertaining and alfresco dining along with a raised lawn planted with bushes and shrubs to borders also home to a timber garden shed.

LOCATION

Weston Park East is a particularly sought after location adjacent to the Cotswold Way and close to the city centre. Local shops are close by in Weston village, whilst the city centre with its fantastic range of shops, amenities, leisure facilities, restaurants and transport links are also easily accessible on foot or via the frequent bus service.





Approximate Area = 157.2 sq m / 1692 sq ft

Garage = 16.3 sq m / 175 sq ft Total = 173.5 sq m / 1867 sq ft

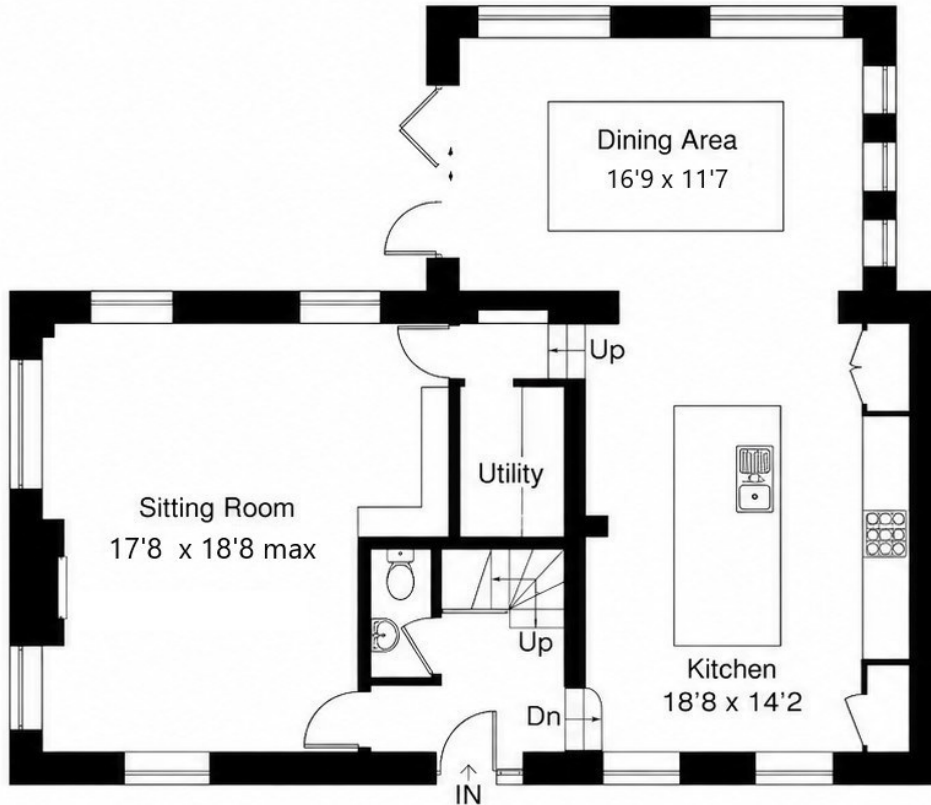
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

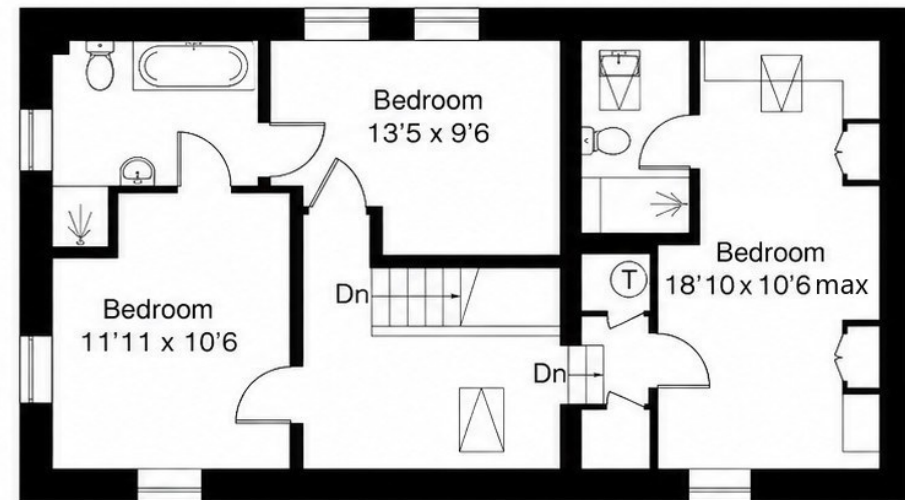


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G	75	79
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tenure: Freehold
Council tax:- 'G' = £3,875.45 26/27



Ground Floor



First Floor

