

whiteley helyar



1,632 ft²



4 / 5 bedrooms



3 bathrooms



double garage &
driveway parking

Guide Price £850,000

7 Middle Lane, Upper East Hayes, Bath, BA1 6LS

A well presented 4 bedroom detached modern house with an excellent annexe (with separate access and comprising bedroom, shower room and kitchen), a double garage and lovely widespread southerly views, in a sought after cul-de-sac less than a mile from the city centre.

ACCOMMODATION

4 bedrooms (plus 1 in the annexe)	bathroom, en-suite and shower room in the annexe
large living room	dining room
kitchen (plus kitchenette in annexe)	utility room
cloakroom	double glazing
gas fired heating	double garage and driveway parking

EXTERNALLY

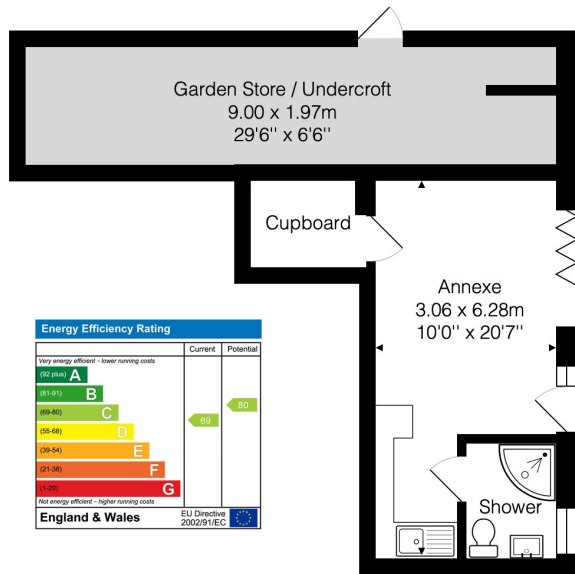
The rear garden is delightful, about 80' x 50' in size and faces approximately South. It has been cleverly landscaped to create a good size level lawn and a large private, decked sun terrace. There are further paved sitting areas, together with a number of trees, ornamental shrubs, mature bushes, hedging and raised beds and a detached shed. Small pretty front garden with shrubs and a block-paved driveway leading to the double garage and providing off road parking for further vehicles.

LOCATION

The house occupies a very convenient and sought after position on the eastern outskirts of the city. It is not only close to the various shops and facilities in Larkhall, but within walking distance of the city centre. Swift access to the M4 is also available without having to cross the city.

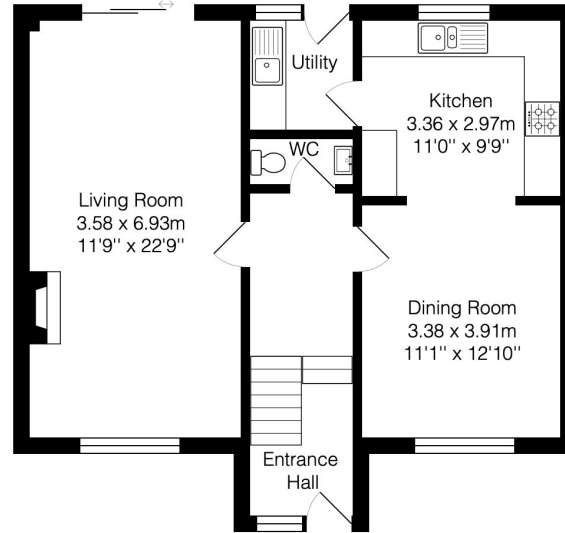




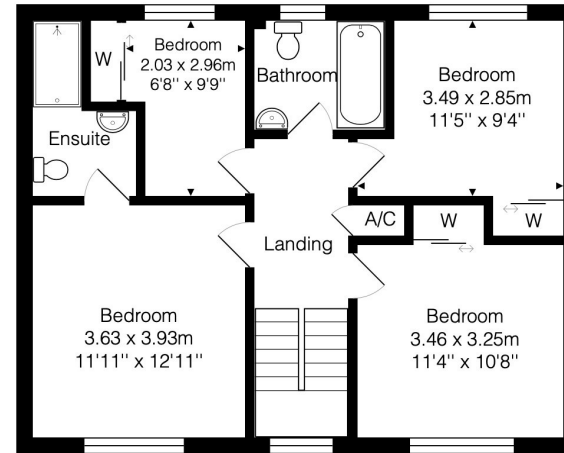


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (82-91)	A (82-91)
B (69-81)	B (69-81)
C (55-68)	C (55-68)
D (39-54)	D (39-54)
E (21-38)	E (21-38)
F (9-18)	F (9-18)
G (1-8)	G (1-8)
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

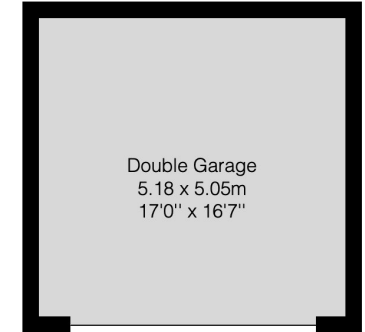
Lower Ground Floor
Area: 22.6 m² ... 243 ft²



Ground Floor
Area: 65.7 m² ... 707 ft²



First Floor
Area: 63.4 m² ... 682 ft²



Double Garage
Area: 26.2 m² ... 282 ft²

Total Area: 151.6 m² ... 1632 ft² (excluding garden store / undercroft, double garage)

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.

Area includes internal and external wall thickness

www.epcassessments.co.uk



Tenure: Freehold
Council tax band: 'F' £2,901.24

