

whiteley helyar



1,502 ft²



4 bedrooms



2 bathrooms



garage and
driveway parking

Guide Price £700,000

25, Englishcombe Lane, Bath, BA2 2ED

A substantial and well presented semi-detached house enjoying wonderful widespread and far reaching views across the city, in a convenient and sought after area around a mile from the centre of Bath.

ACCOMMODATION

4 bedrooms
sitting room
cloakroom
garage/utility/workshop/studio

bathroom and en-suite shower room
wonderful open plan kitchen/dining/family room
gas fired heating and double glazing

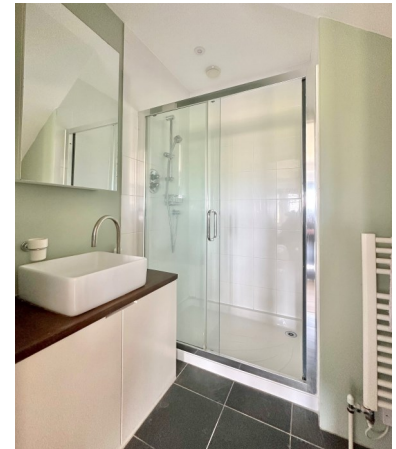
EXTERNALLY

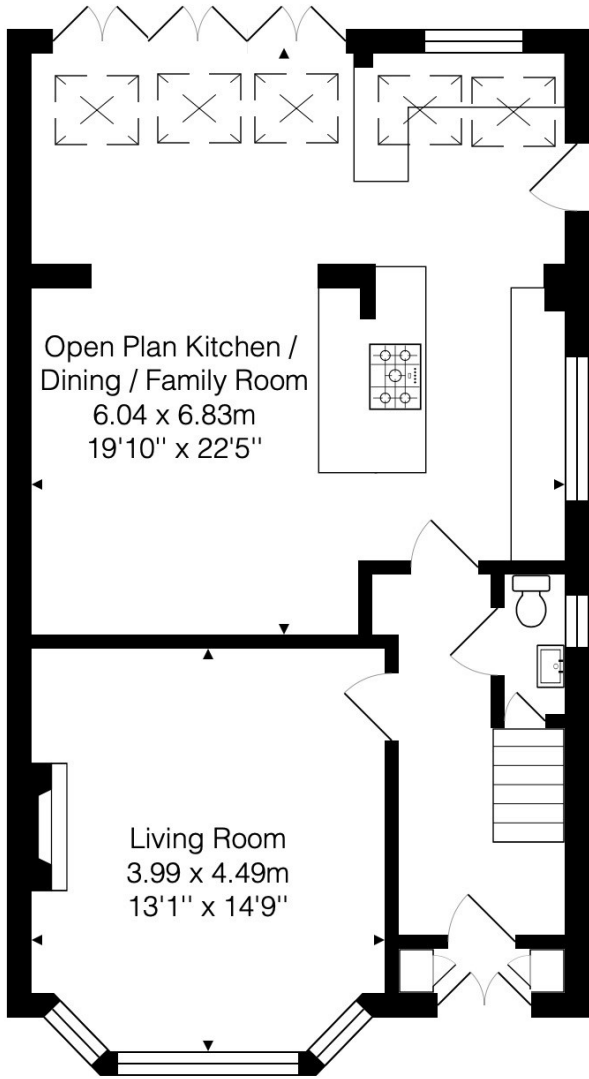
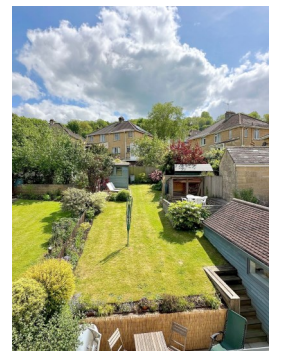
The house stands in good size gardens to both front and rear. The back garden is on the southern side of the property and comprises a good size lawn with paved, gravelled and decked sun terraces, flower borders, shrubs and bushes. There is a timber shed, wood store and gated parking space/courtyard to the side, whilst the garage has underfloor heating, a sink and plumbing for a washing machine. The front garden is again lawn, with a block paved driveway providing parking for further vehicles.

LOCATION

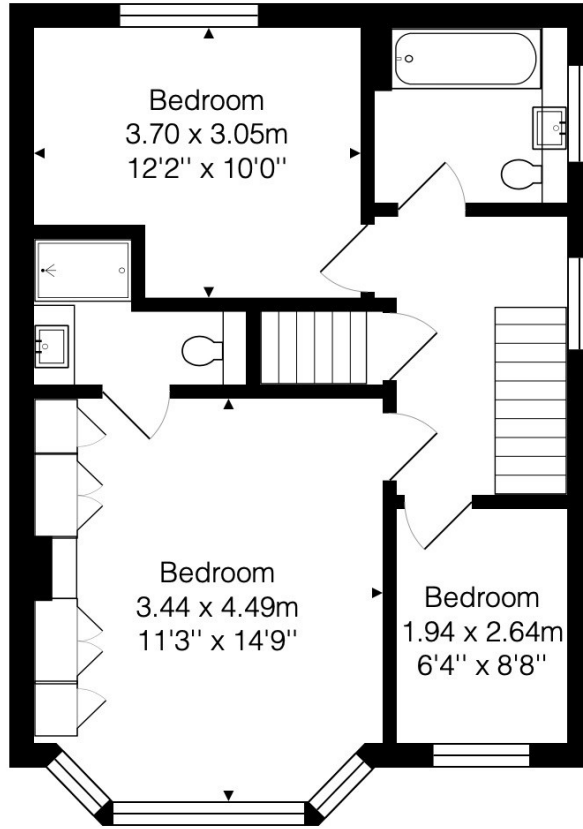
25 Englishcombe Lane occupies a great position in this popular location close to many excellent local schools including St Johns, The Paragon and Moorlands Primary and Beechen Cliff and Hayesfield, Prior Park and Monkton Combe Secondary Schools. Also very close at hand are a number of parks, the Two Tunnels Cycle Path, Baskervilles Gym and a wide range of shops and amenities in Bear Flat. Bath Spa Railway Station and the centre of Bath are also within walking distance.



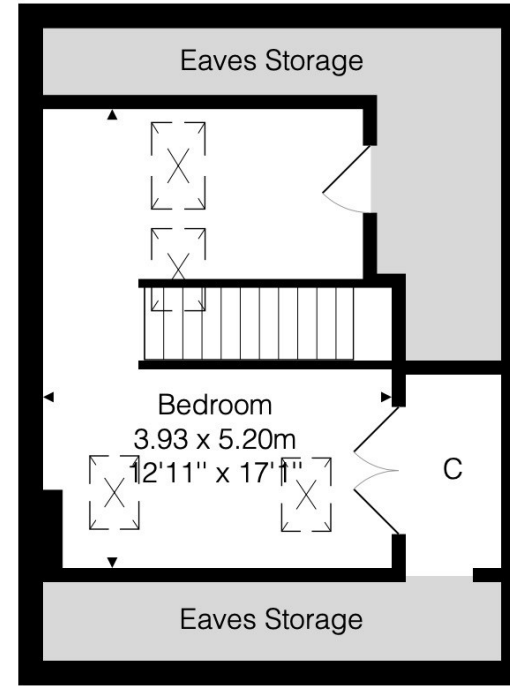




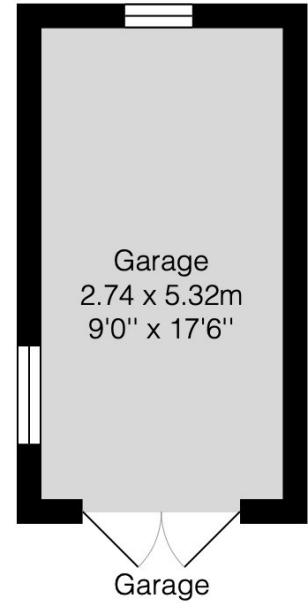
Ground Floor
Area: 66.1 m² ... 712 ft²



First Floor
Area: 50.8 m² ... 547 ft²



Second Floor
Area: 22.6 m² ... 243 ft²



Total Area: 139.5 m² ... 1502 ft² (excluding eaves storage, garage)

Tenure: Freehold
Council Tax: 'E' £2,454.89

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		79
D (55-68)		64
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

