

whiteley helyar



807 ft²
including office



2 bedrooms



bathroom



*off street
parking*

Guide Price £450,000

7 Mount Pleasant, Monkton Combe, Bath, BA2 7HW

DESCRIPTION

A most charming, beautifully presented two bedroom terraced house enjoying a wonderful, peaceful position on the southern edges of the city, with off road parking, pretty gardens, a home office and the most glorious views over the adjacent countryside.

ACCOMMODATION

2 bedrooms
living room with fireplace
gas fired heating

bathroom
kitchen
double glazing

EXTERNALLY

Delightful landscaped gardens to both front and rear, laid to lawn and well planted with various shrubs, ornamental bushes, flower borders and sitting areas to take full account of the glorious location and views. There is a gravelled off road parking area, together with detached home office/summerhouse. Further outbuilding/garden store.

LOCATION

Mount Pleasant is a truly delightful and sought after location. Tucked away off along a private lane, this small no through road has a real 'community feel' and is conveniently situated between the 'villages' of Combe Down and Monkton Combe. Numerous wonderful walks through the rolling countryside that surrounds the property are immediately on hand, whilst the World Heritage City of Bath with all its cultural and recreational amenities are just a couple of miles distant.

NB

There is lapsed planning permission to extend at the rear to create an additional bedroom and bathroom. Plans are available from BANES - planning number is 15/02146/FUL





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Gross Internal Area (Approx.)

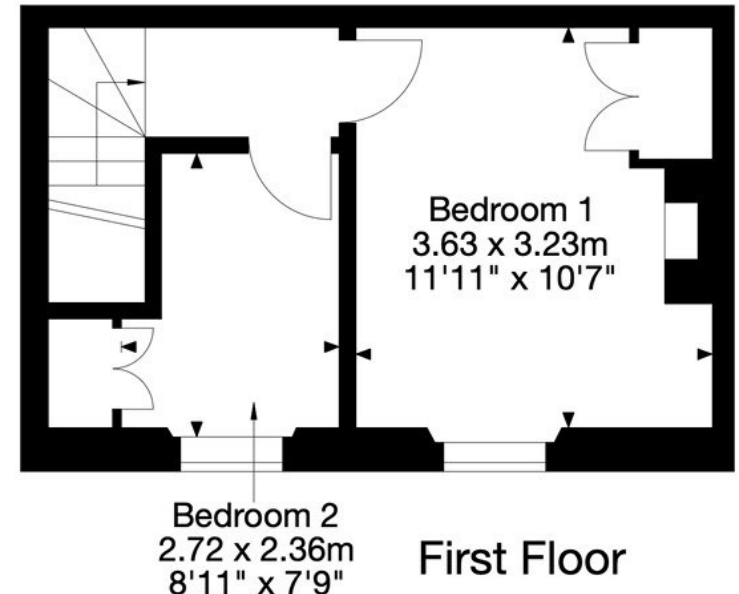
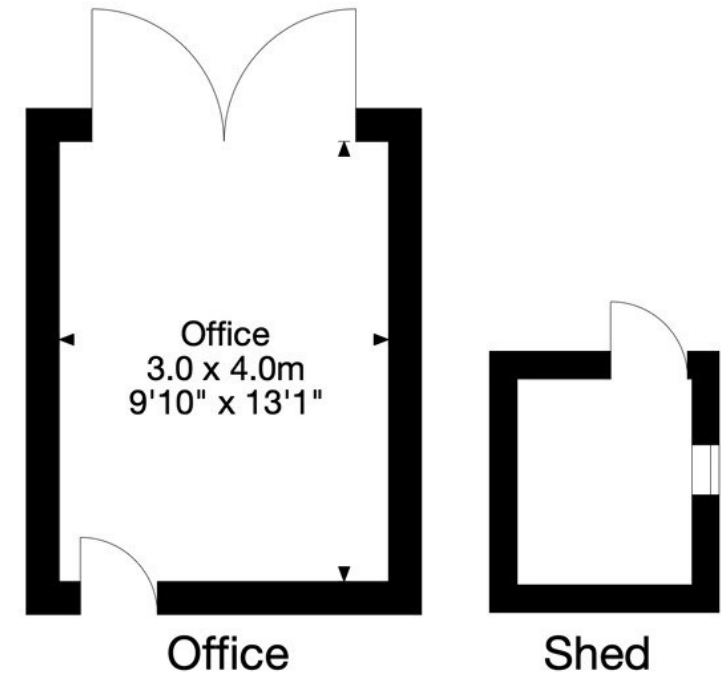
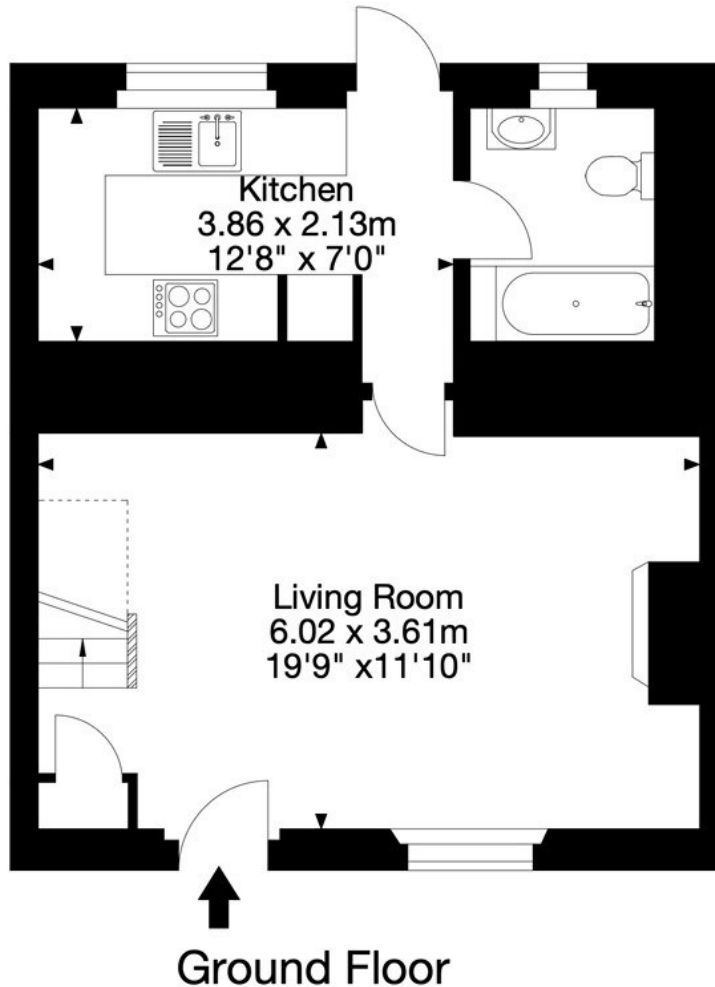
Main House = 60 sq m / 646 sq ft

Shed = 2 sq m / 32 sq ft

Office = 12 sq m / 129 sq ft

Total Area = 74 sq m / 807 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	116
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Tenure: Freehold
Council tax Band 'C' £1,785.37