

whiteley helyar



2081 ft²
including store



3 bedrooms plus
1 bed flat



2 bathrooms &
cloakroom



off-street
parking

Guide Price £850,000

The Hermitage, 58 Wells Road, Bath, BA2 3AR

A unique three double bedroom semi-detached family home, built in 1854, with the benefit of off-street parking, no onward chain and a separate one bedroom flat below. On the market for the first time in over 50 years, The Hermitage offers panoramic views over the rooftops to the Royal & Lansdown crescents and beyond; has a fabulous garden and is just a short walk from the city centre.

ACCOMMODATION

impressive sitting/dining room with city views
kitchen/breakfast room
three bedrooms

bathroom with shower & separate WC
separate flat consisting of sitting room, bedroom, kitchen & bathroom

EXTERNALLY

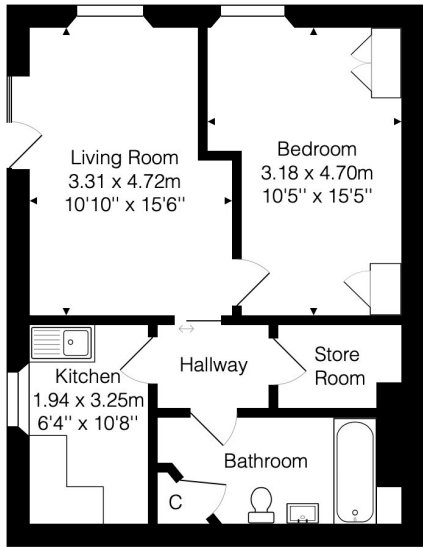
The house sits on a fantastic plot which has been carefully nurtured over the years. To the front, wrought iron double gates open to a private drive which provides off-street parking for several cars. The extensive rear garden has a wonderfully open westerly aspect, with a patio providing space for outdoor entertaining, whilst the rest of the garden provides a variety of fruits and vegetables, including an apple tree estimated to be over a 100 years old. There is also a hardstanding for a greenhouse and good-sized shed, with gated pedestrian side access toward the bottom of the garden.

LOCATION

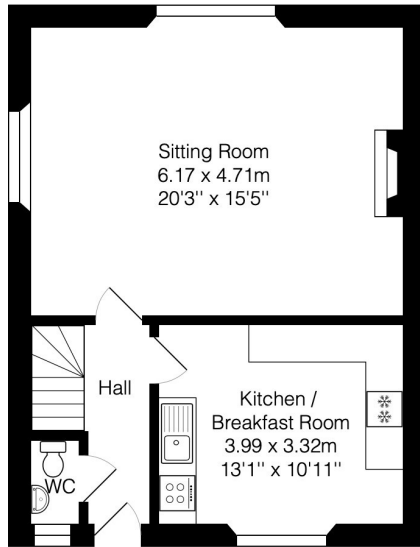
The house occupies a most convenient location less than half a mile from Bath Spa Station and the fantastic array of shops, restaurants and amenities of Bath city centre. Bear flat is just around the corner with its popular pub, shops, café & deli; and the property is well served by a frequent bus service. Both Beechen Cliff and Hayesfield secondary schools are within walking distance, as are several highly rated primary schools.



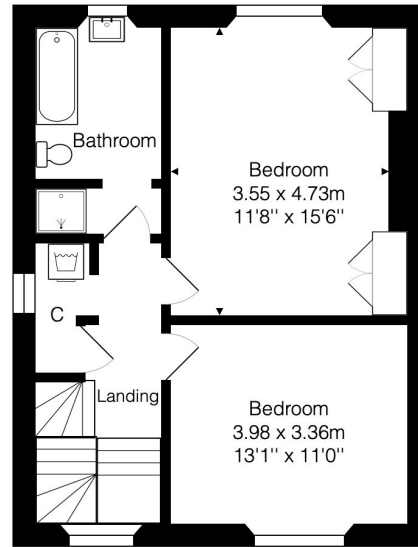




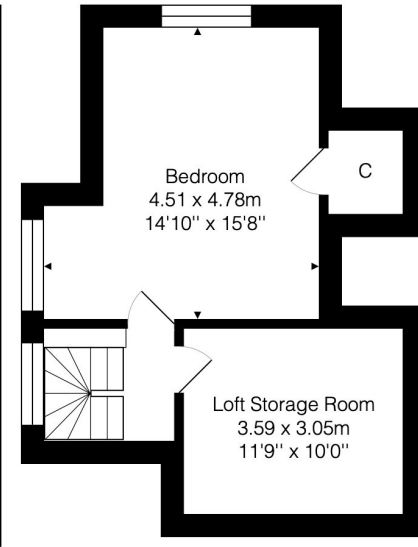
Basement Flat
Area: 50.1 m² ... 539 ft²



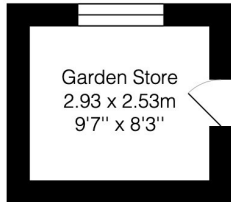
Ground Floor
Area: 49.7 m² ... 534 ft²



First Floor
Area: 49.7 m² ... 534 ft²



Second Floor
Area: 36.4 m² ... 392 ft²



Garden Store
Area: 7.4 m² ... 80 ft²

Total Area: 193.3 m² ... 2081 ft²

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: E - £2,454.89



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

