

whiteley helyar



925ft²



3 bedrooms



bathroom and
cloakroom



garage

Guide Price £475,000

94 Bay Tree Road, Bath, BA1 6NF

An excellent, light and bright semi-detached modern house in this sought after position, newly and stylishly refurbished. Conveniently located within easy reach of various shops and amenities, the property benefits from a garage, additional driveway parking and lovely semi-rural views.

ACCOMMODATION

3 bedrooms
bathroom
large living room
kitchen/dining room
cloakroom
useful undercroft
gas fired heating
double glazing

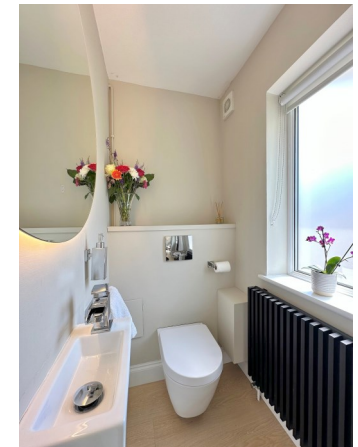
EXTERNALLY

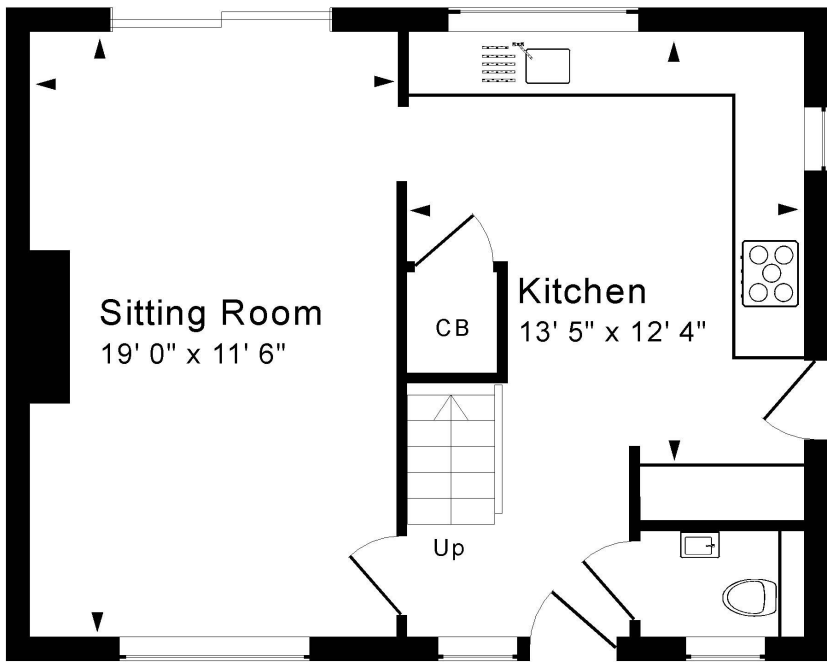
The terraced gardens lie to both front and rear and side. They are larger than average, mostly laid to lawn with flower and herbaceous borders, ornamental bushes and trees with seating areas - great for outdoor dining and to take account of the lovely views. Undercroft storage and a single garage (with electric light and power) with hardstanding in front leading to the road.

LOCATION

Situated between Larkhall 'village' and Fairfield Park, the property is very well placed for access to local facilities, whilst still being just over a mile from the city centre. The house is well served by buses and the M4 is also easily accessible without having to cross the city.







Ground Floor

Approx. Gross Internal Floor Area 925 Sq. Ft. / 86 Sq. M

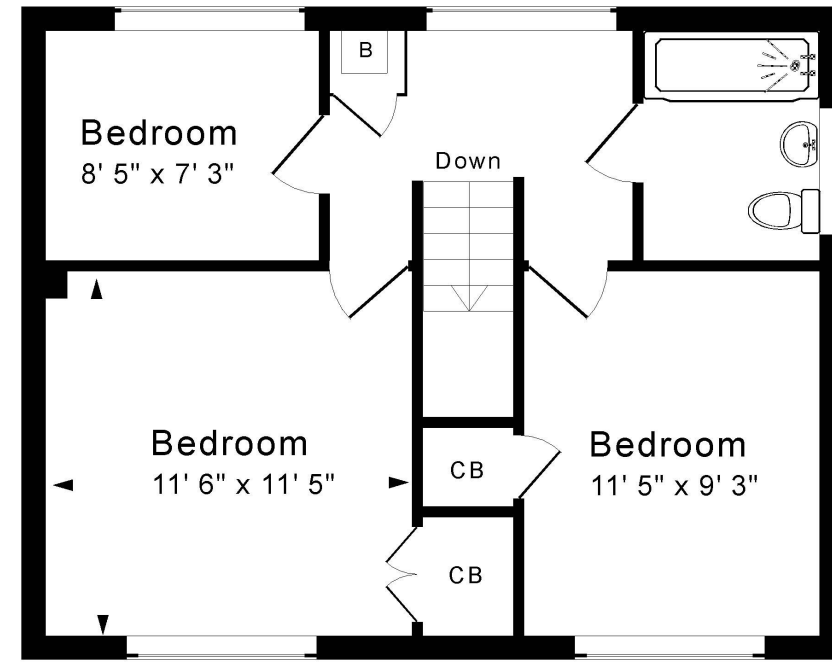
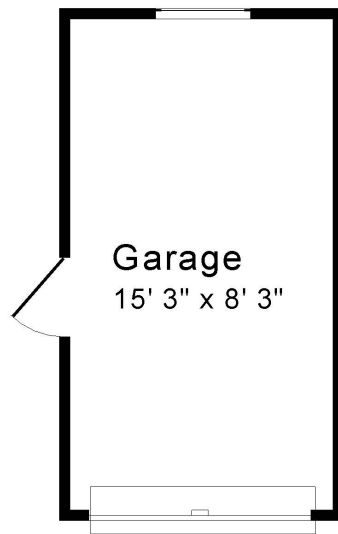
Excludes Garage

For identification purposes only. Not to scale.

Copyright Jemesis Ltd 2023

Drawing Number: 172-0589

94 Bay Tree Road, Bath, BA1 6NF.



First Floor

Tenure: Leasehold (approx. 935 years remaining)
Annual Ground Rent: £7.70
Council tax band: 'D' 2,008.55

