

# whiteley helyar



1,383 ft<sup>2</sup>



4 bedrooms



2 bathrooms



double garage &  
driveway parking

Guide Price                      £700,000

Pippins, Bannerdown Road, Batheaston, Bath, BA1 7PJ

A well presented detached modern house in this sought after and highly convenient location, enjoying wonderful widespread, far reaching views and standing in lovely south facing gardens.

### ACCOMMODATION

4 bedrooms	bathroom, en-suite shower room and cloakroom
dining room	large living room with Bath stone fireplace and doors to garden
utility room	kitchen/breakfast room
gas fired heating	double glazing and gas fired heating

### EXTERNALLY

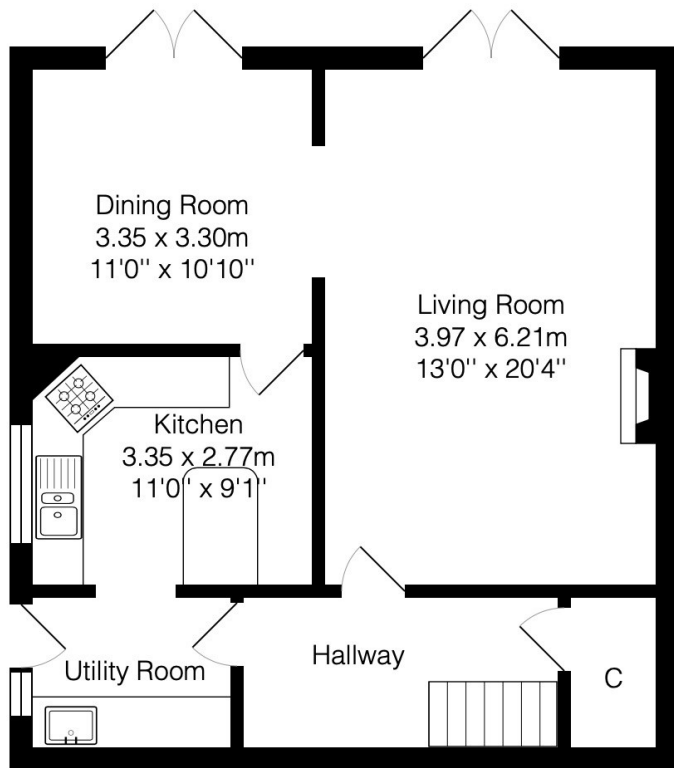
Pippins stands in beautiful enclosed gardens. They are very well tended and mainly laid to lawn, with numerous flower and herbaceous borders, ornamental bushes, a large paved sun terrace (with an electric awning) and various mature shrubs and trees. There is a detached summer house (office?), whilst to the front of the house there is a walled garden with block paved and gravelled driveway to the double garage.

### LOCATION

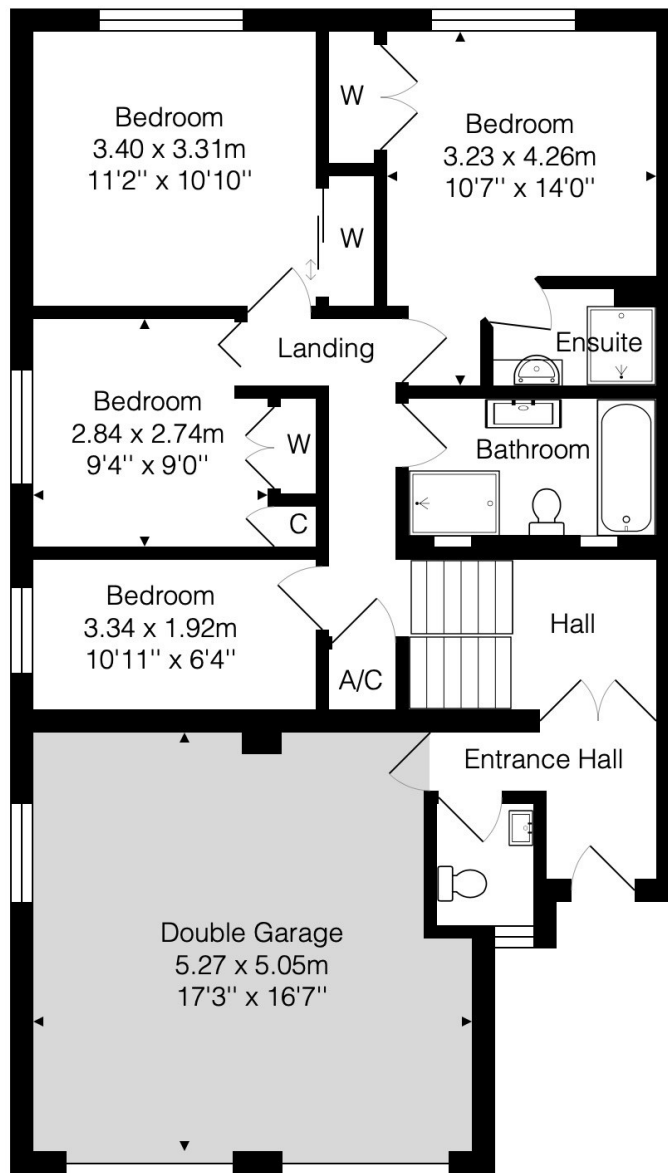
The house occupies a most convenient and popular position. It is within walking distance of the doctors surgery, chemist, vets, post office, take-away, shops, pub, churches, 2 excellent schools and other amenities both in Batheaston and Bathford villages, whilst walks through wonderful open countryside and along the Kennet and Avon Canal are close at hand. Swift access to the M4 is available (to both Bath and Chippenham junctions) without having to cross the city and the property is extremely well served by buses to the centre of Bath - some 3 miles away.







Ground Floor  
Area: 61.2 m<sup>2</sup> ... 659 ft<sup>2</sup>



First Floor  
Area: 67.2 m<sup>2</sup> ... 724 ft<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Tenure: Freehold**  
**Council tax band: 'F' £3,191.04**

Total Area: 128.4 m<sup>2</sup> ... 1383 ft<sup>2</sup> (excluding 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

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