

# whiteley helyar



1,550 ft<sup>2</sup>



4 bedrooms



bathroom &  
shower room



garage, driveway  
& residents  
parking permit

Guide Price                      £1,000,000

19 Horseshoe Walk, Bath, BA2 6DE

A stylish four bedroom detached home in this highly sought after and peaceful road with garage and driveway and delightful gardens complete with babbling brook and detached garden studio. This well presented house offers versatile accommodation arranged over three floors as well as great potential for extension subject to the relevant consents.

### ACCOMMODATION

entrance hall  
sitting room  
study  
shower room  
kitchen dining family room with wood burner and double doors to the garden  
utility / store room  
four bedrooms  
family bathroom with bath and separate shower cubicle

garage and driveway with EV charging point

### EXTERNALLY

The property offers gardens to the front and rear. There is a low maintenance garden to the front planted with an array of flowers and shrubs with steps down to the front door and gated side access. The rear garden measures almost 100ft in length, there is a large patio providing great space for alfresco dining, with the remainder of the garden laid to lawn leading down to a sizeable, detached home office/studio and beyond to a delightful babbling brook.

### LOCATION

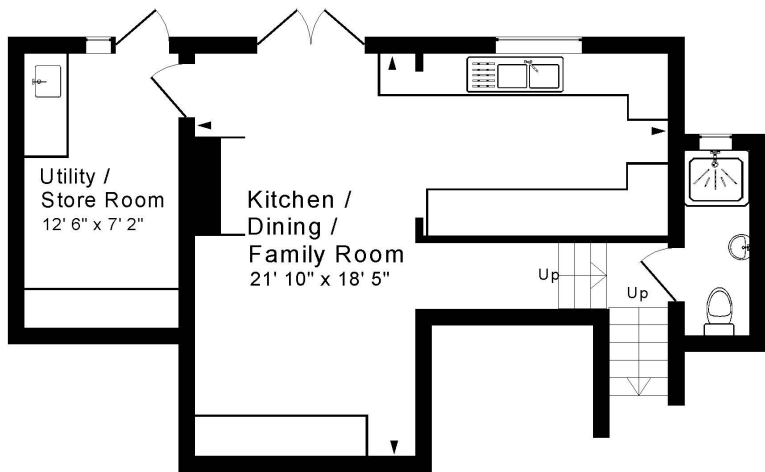
19 Horseshoe Walk is positioned within this highly desirable and quite road moments from the Kennett and Avon Canal and within walking distance of Bath Spa Railway Station and the various shops and amenities in Widcombe and the city centre beyond, whilst Paragon, Prior Park and Widcombe Schools are also close at hand.







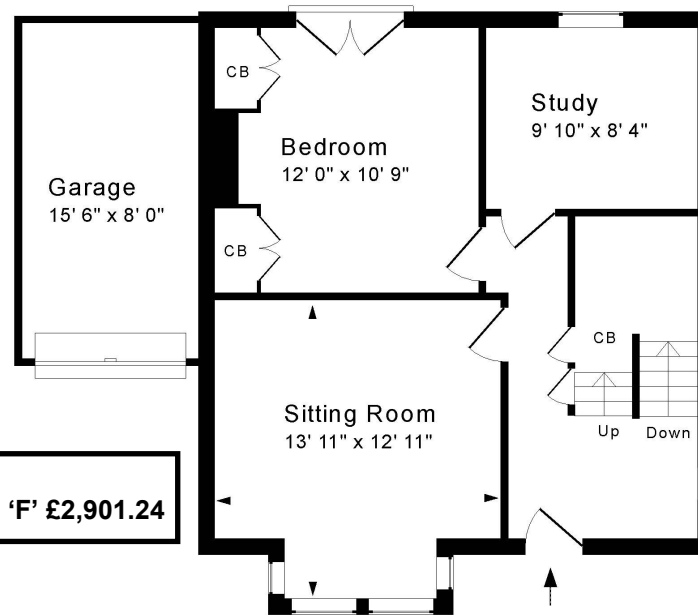
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



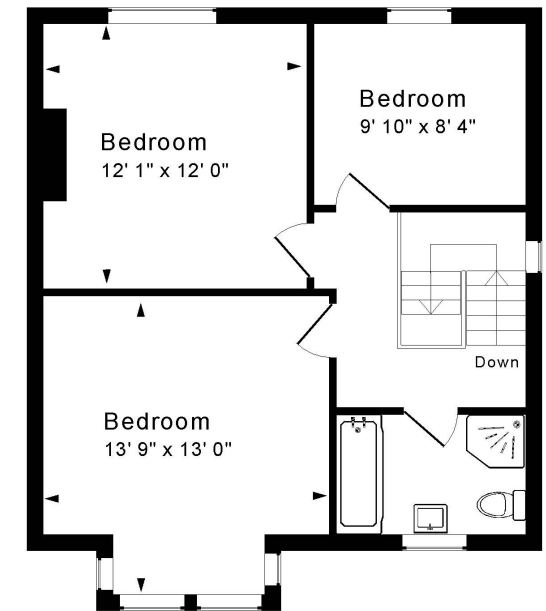
Garden Floor

Approx. Gross Internal Floor Area 1,550 Sq. Ft. / 144 Sq. M  
 Excludes Garage  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023  
 Drawing Number:172-0598  
 19 Horseshoe Walk, Bath, BA2 6DE.

**Tenure: Freehold**  
**Council tax band: 'F' £2,901.24**



Ground Floor



First Floor

