

# whiteley helyar



1,795ft<sup>2</sup>



4 bedrooms



3 bathrooms



garage and  
driveway

Guide Price                      £825,000

7 Waller Gardens, Bath, BA1 9DJ

An extended and beautifully presented four bedroom detached house with garage and driveway positioned in this highly sought after development on the prime northern slopes of Bath.

### ACCOMMODATION

kitchen/dining room with double doors to garden	bedroom two with en-suite shower
family room	two further bedrooms
cloakroom	family bathroom
16ft sitting room with Juliet balcony	gas fired heating and double glazing
master bedroom with balcony and en-suite shower	garage

### EXTERNALLY

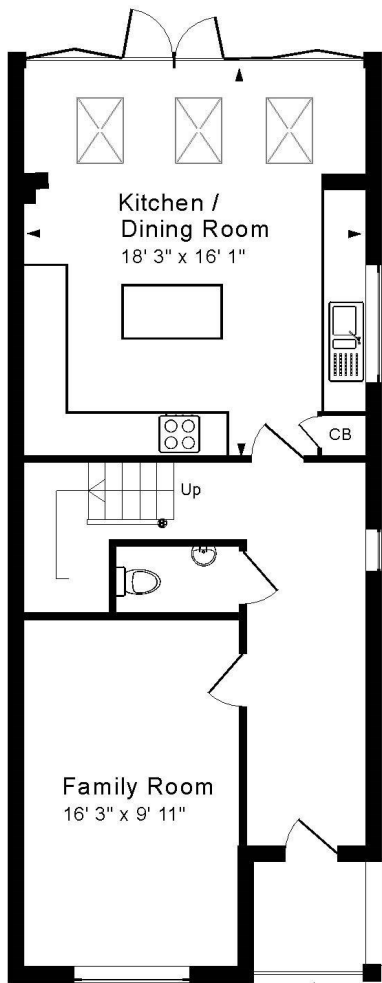
There is a small garden area in front of the house with gated pathway leading to the front door. To the side of the property is a large driveway providing space to park two to three vehicles in tandem complete with EV charging point. The enclosed rear garden is mostly laid to lawn with a patio area providing great space to entertain, planted with an array of bushes and shrubs to borders. The garden is enclosed by timber fencing and benefits from gated side access opening to the driveway.

### LOCATION

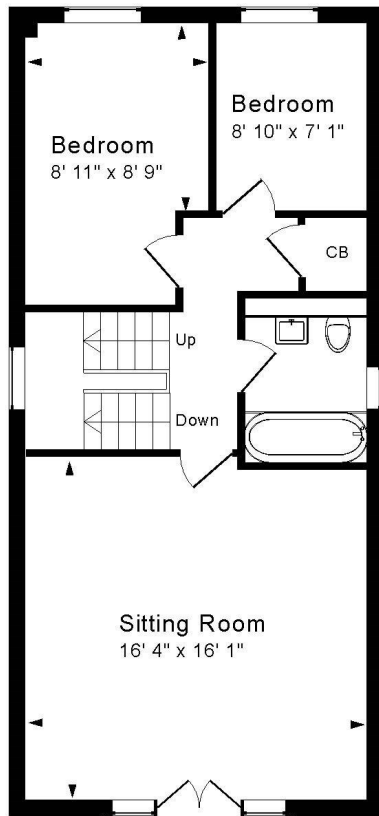
Waller Gardens is positioned within this sought after development on the northern slopes of Bath, thoughtfully built around various areas of open parkland incorporating a number of play areas for children as well as being well positioned for wonderful walks through rolling open countryside. Various amenities are within a short walk (including The Hare and Hounds gastro pub, Kingswood and Royal High Schools), whilst the new Abbot Alpege Academy Primary school and Spar convenience shop are close at hand within the development. A regular bus service is on hand to whisk you swiftly into the centre of Bath, some 2 miles away and the M4 motorway is also easily accessible without having to cross the city.





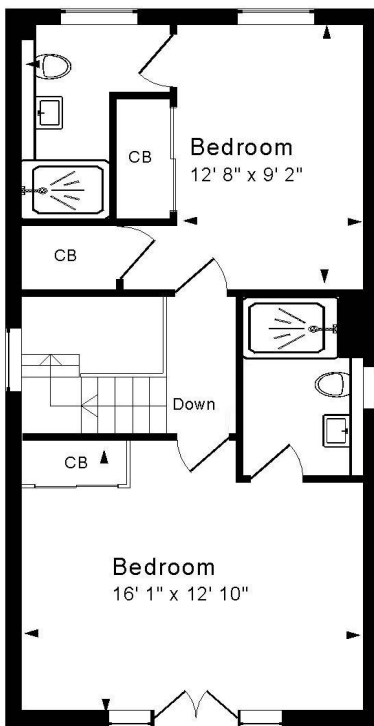


Ground Floor

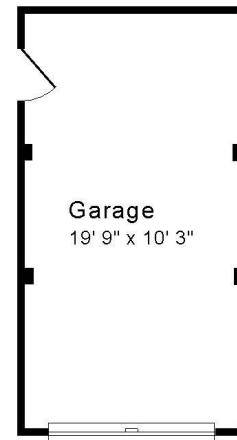


First Floor

Approx. Gross Internal Floor Area 1,795 Sq. Ft. / 167 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023  
 Drawing Number: 172-0674  
 7 Waller Gardens, Lansdown, Bath, BA1 9DJ.



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>	85	92
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(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	

**Tenure: Freehold**  
**Council Tax: G = £3,347.59**

