

whiteley helyar



1,238 ft²



2 bedrooms



bathroom &
cloakroom



2 off street
parking spaces

Guide Price £375,000

4 Linen Walk, Larkhall, Bath, BA1 6BZ

A particularly spacious townhouse in a modern mews cul-de-sac setting with private off street parking for two vehicles in this most popular and convenient location in the very heart of Larkhall, yet extremely close to lovely open countryside.

ACCOMMODATION

2 double bedrooms
large reception room
cloakroom
gas fired heating

bathroom
kitchen/dining/living room
double glazing

EXTERNALLY

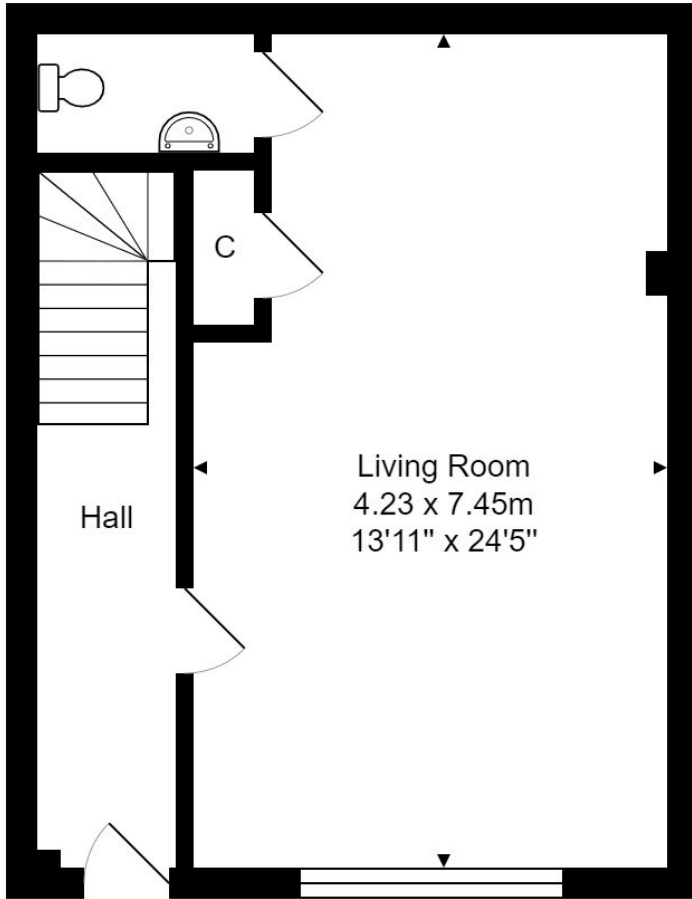
Whereas there is no garden as such, there is space directly outside the front door to sit at a garden bench, along with 2 adjacent private car parking spaces.

LOCATION

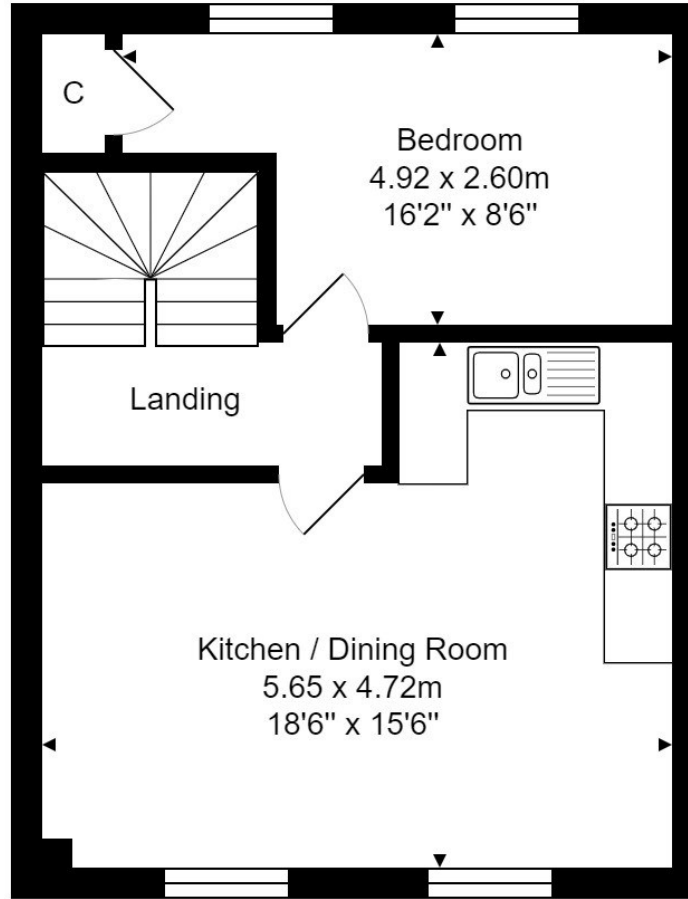
4 Linen Walk occupies a sought after, tucked away yet very handy position, being within a short walk of the excellent range of shops and amenities in Larkhall 'village'. The property is near beautiful open countryside (on the edge of the Cotswold National Park Area of Outstanding Natural Beauty), is well served by a regular bus service to the city centre and Bath Spa Station - offering a mainline link to London - together with swift access to the M4 without having to cross the city.



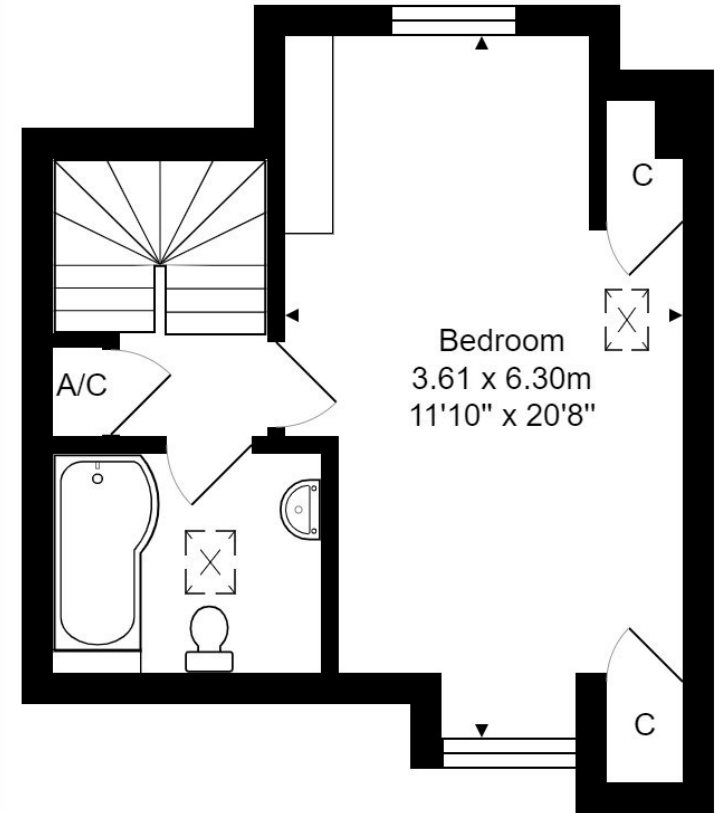




Ground Floor
Area: 42.1 m² ... 453 ft²



First Floor
Area: 42.1 m² ... 453 ft²



Second Floor
Area: 30.9 m² ... 333 ft²

Total Area: 115.0 m² ... 1238 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' £2,901.24

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 90 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 78 | 90 |

England & Wales EU Directive 2002/91/EC

