

whiteley helyar



1,509 ft²



3 bedrooms



2 bathrooms



garage &
off street parking

Guide Price £1,100,000

22 Southcot Place, Bath, BA2 4PE

A fabulous modern town house meticulously renovated by its current owners to exacting standards, peacefully tucked away overlooking a delightful private green, yet still within very easy reach of the city centre and Bath Spa station. This superb house offers versatile and stylish accommodation, with converted loft space offering great additional storage and an integral garage providing potential for conversion if required subject to the relevant

ACCOMMODATION

entrance hall	sitting room
hall	three double bedrooms
cloakroom	remodelled family wet room
laundry room	en-suite bathroom
stylish kitchen dining room with feature island	integral garage

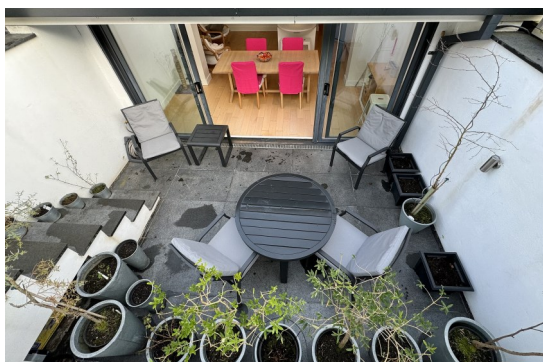
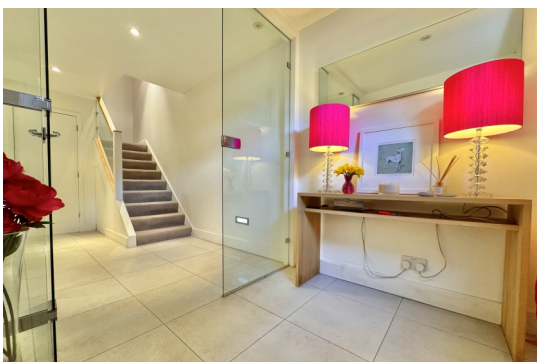
EXTERNALLY

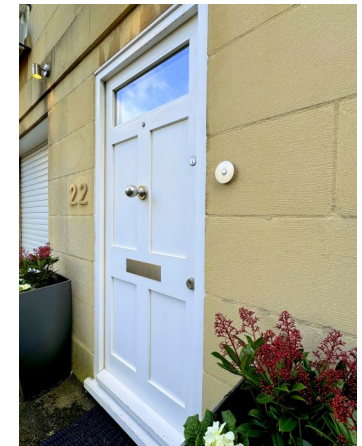
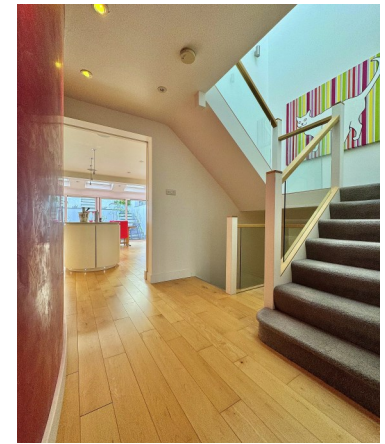
There is a thoughtfully landscaped south garden to the rear cleverly constructed to create a number of distinct 'rooms'; an enclosed and private patio area perfect for alfresco dining complete with external speakers and two levels laid to artificial lawn edged by well stocked contemporary planters, raised beds and shed with power, enjoying far reaching views and providing great space for entertaining and sunbathing. Gated rear access, external lighting and outside tap.

The property benefits from driveway parking to the front on a private forecourt providing space to park two vehicles as well as access to the integral garage. There is also a delightful private green shared with residents of Southcot Place home to a wonderful Cedar

LOCATION

The house stands in this most convenient and highly desirable cul-de-sac square. Peacefully located in the heart of Widcombe, it is just a short level walk from Bath Spa Station and the excellent range of shops, restaurants and other facilities in Widcombe and the city centre beyond. Delightful walks along the Kennet and Avon canal or through National Trust Land are also close at hand.

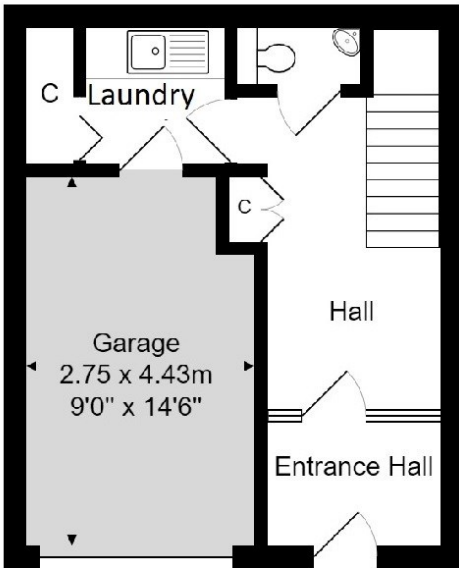




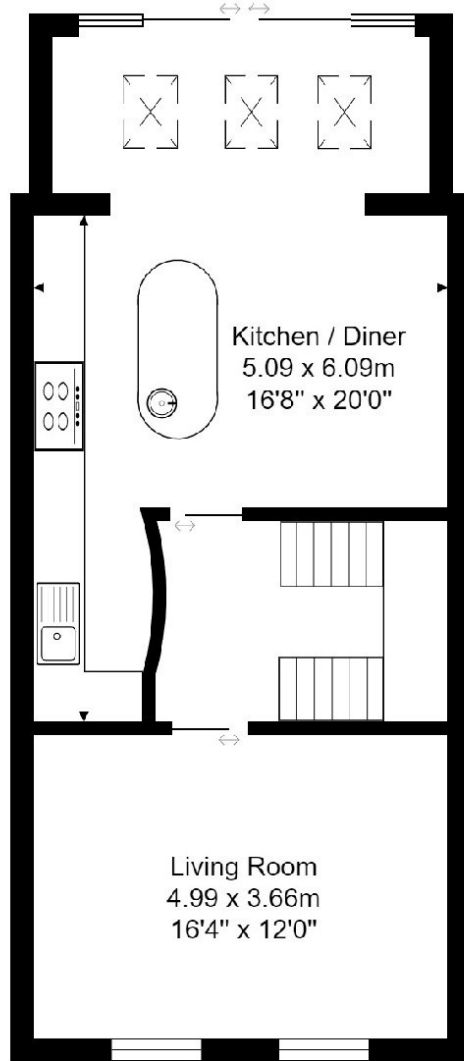


4.51 x 1.87m
14'10" x 6'2"

Energy Efficiency Rating		Current	Potential
View energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

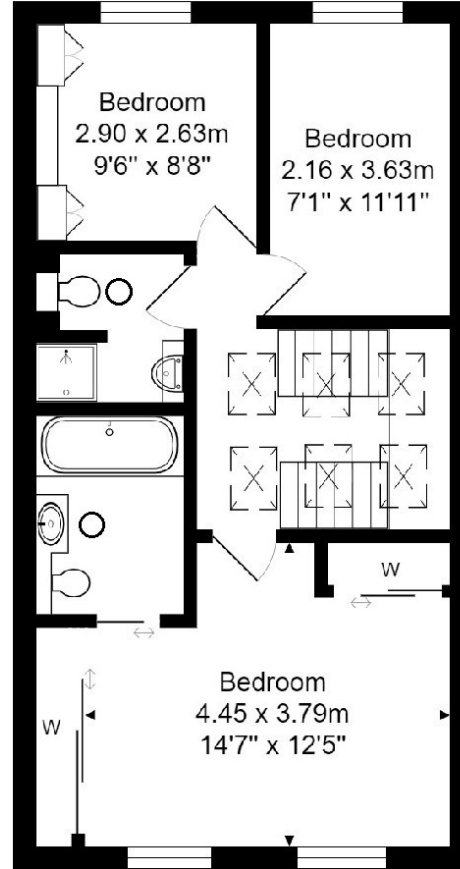


Ground Floor
Area: 31.1 m² ... 334 ft²



First Floor
Area: 59.7 m² ... 643 ft²

TENURE: Freehold
COUNCIL TAX BAND: 'E' £2,454.89



Second Floor
Area: 49.4 m² ... 532 ft²

Total Area: Including Garage 140.2 m² ... 1509 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

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