

whiteley helyar



1,470 ft²



3/4 bedrooms



3 bathrooms



*driveway
parking*

Guide Price £800,000

7 Bailbrook Lane, Bath, BA1 7AH

A stylish and beautifully presented three/four bedroom semi detached property offering around 1,500 square feet of bright and versatile accommodation with self contained annexe providing great space for an independent family member or home office.

ACCOMMODATION

entrance hall
sitting room with feature fireplace
kitchen dining room with woodburner
stylish bathroom
three bedrooms

shower room and study/dressing room
Annexe
bedroom with en-suite shower room and study area
office/reception room with kitchenette with doors to the front and rear.

EXTERNALLY

The property offers large lawned gardens to front and rear thoughtfully planted to borders with an array of flowers, shrubs bushes and trees. There is a large gated driveway to the front providing parking for three vehicles in tandem with steps up to the property and gated side access. The rear garden benefits from a spacious decked area perfect for alfresco dining and entertaining as well as access to the substantial undercroft and store room providing great storage space.

LOCATION

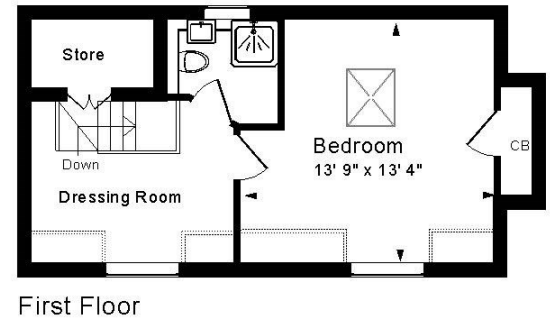
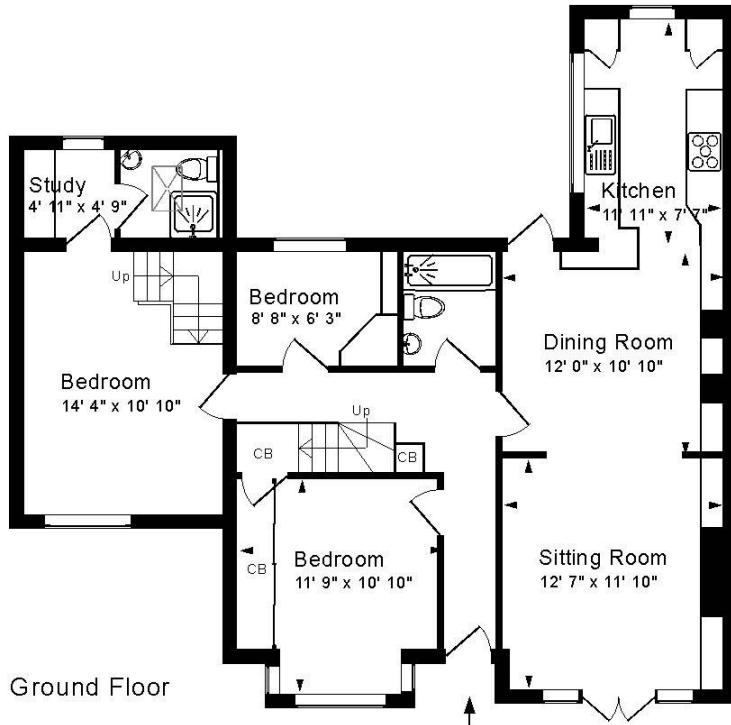
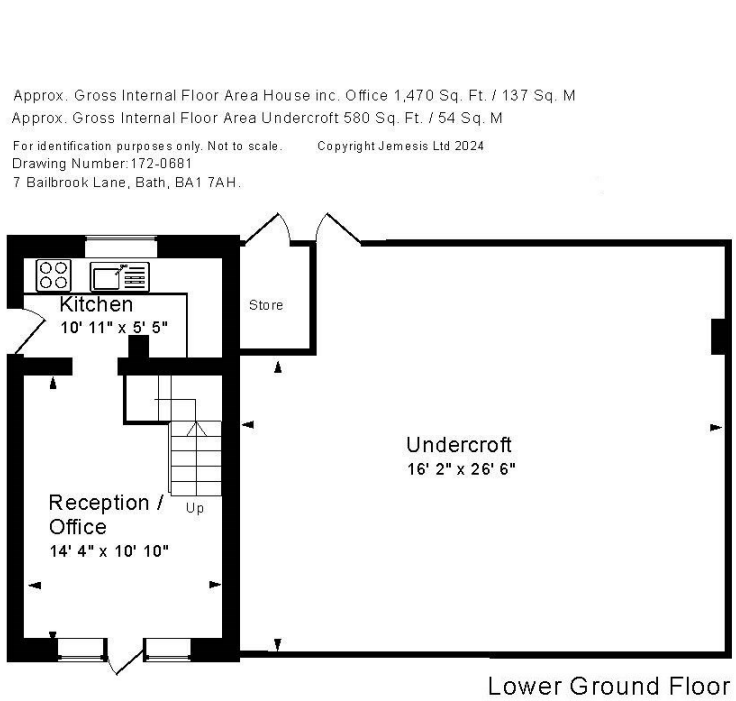
The property is positioned on the eastern side of the city with the amenities of both Larkhall and Batheaston within easy reach. Walks through nearby countryside are also close at hand, the city centre is approximately 1.5miles away offering a plethora of shops, cafes and restaurants. The house is also well served by a frequent bus service and easy access to the M4 is available without having to cross the city.







Approx. Gross Internal Floor Area House inc. Office 1,470 Sq. Ft. / 137 Sq. M
 Approx. Gross Internal Floor Area Undercroft 580 Sq. Ft. / 54 Sq. M
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024
 Drawing Number: 172-0681
 7 Bailbrook Lane, Bath, BA1 7AH.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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