

whiteley helyar



1,255ft²



4 bedrooms



2 bathrooms



driveway parking

Guide Price £550,000

27 Bay Tree Road, Bath, BA1 6NB

An extended semi-detached house offering spacious and versatile accommodation arranged over three floors as well as a detached home office/studio in this sought after and convenient location.

ACCOMMODATION

entrance hall
sitting room with bay window
kitchen dining room with central island
family room with double doors to the garden
utility room
master bedroom with en-suite shower
three further bedrooms
family bathroom

home office/studio

EXTERNALLY

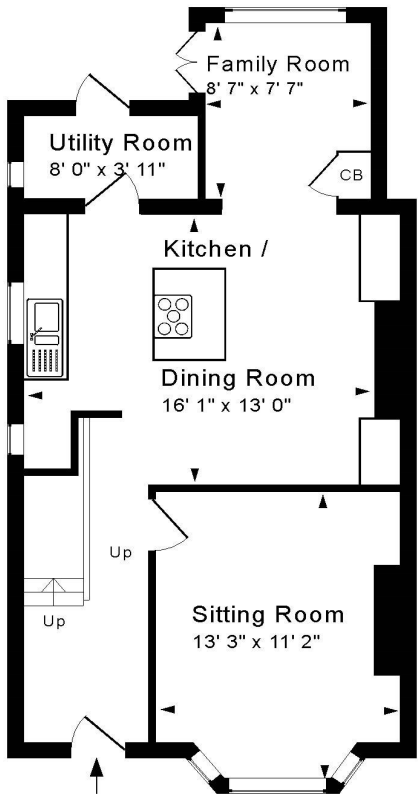
The property benefits from driveway parking to the front with steps up to the front door. To the rear there is a small patio to the rear with gated side access with steps up to a spacious decked area providing great space for entertaining. The remainder of the garden is laid to a large area of lawn bordered by timber fencing and bushes leading up to a detached home office/studio.

LOCATION

Situated between Larkhall 'village' and Fairfield Park, the property is very well placed for access to local facilities, whilst still being just over a mile from the city centre. The house is well served by buses and the M4 is also easily accessible without having to cross the city.







Ground Floor

Approx. Gross Internal Floor Area 1,255 Sq. Ft. / 116 Sq. M

Includes restricted headroom

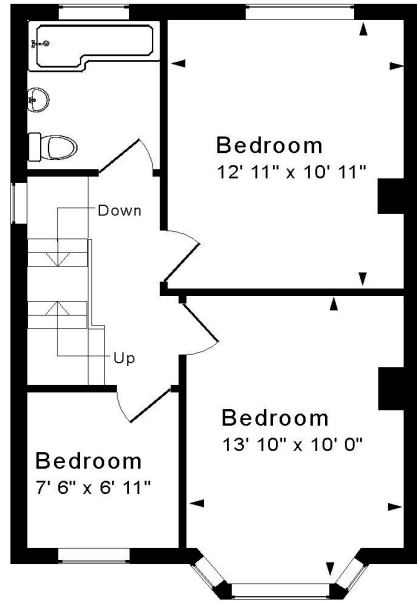
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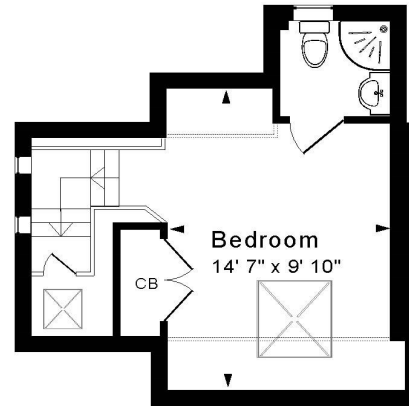
Drawing Number: 172-0782

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Tenure: Freehold
Council Tax Band: 'D' £2,008.55



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
			82
		70	

England & Wales EU Directive 2002/91/EC

