

whiteley helyar



1,143 ft²



3 bedrooms



bathroom &
cloakroom



garage &
driveway
parking

Guide Price £385,000

2 West View Road, Batheaston, Bath, BA1 7PN

A well-presented 3 bedroom semi-detached house with a garage and driveway, pleasantly situated in a peaceful 'no through' road within the sought after village of Batheaston and enjoying lovely far-reaching views.

ACCOMMODATION

3 bedrooms	shower room (formerly a bathroom)
sitting room	dining room
kitchen	cloakroom
gas fired heating	double glazing

EXTERNALLY

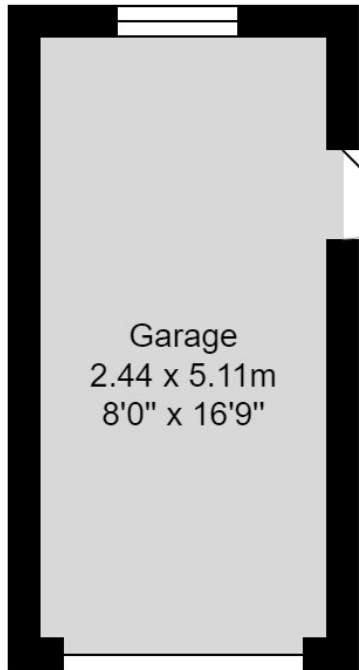
The rear garden is terraced with a couple of patios, a lawn and vegetable garden. There are various flower and herbaceous borders, the garden is enclosed by stone walls, hedges and fencing and, from the top of the garden, open views across Bathampton Meadows and towards Bath can be enjoyed. To the front of the house there is a further lawn and flower borders, together with a driveway which provides space for two vehicles and leads, in turn, to the single garage.

LOCATION

The house occupies a very convenient and popular position, within walking distance of the doctors surgery, chemist, vets, post office, take-away, shops, pub, churches, 2 excellent schools and other amenities both in Batheaston and Bathford villages. Walks through open countryside or along the River Avon are close at hand, there is a frequent bus service from Batheaston into the city centre - some 3 miles away - whilst swift access to the M4 (both Bath and Chippenham junctions) is available without having to cross Bath.

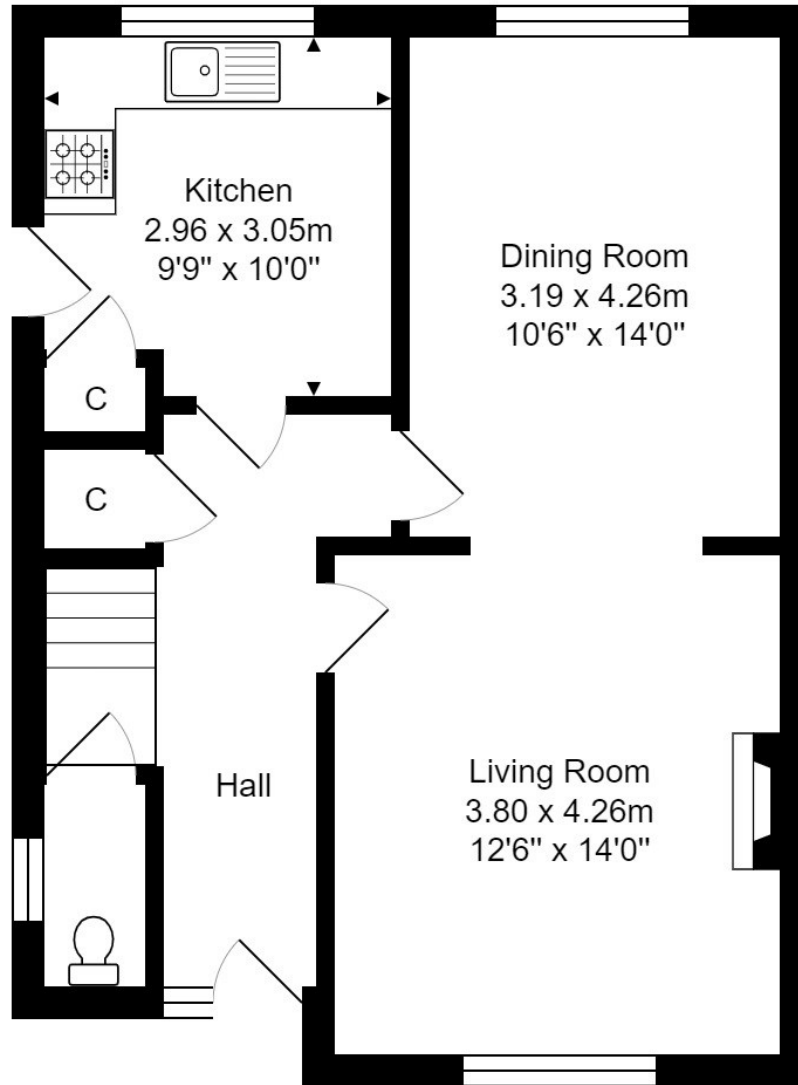




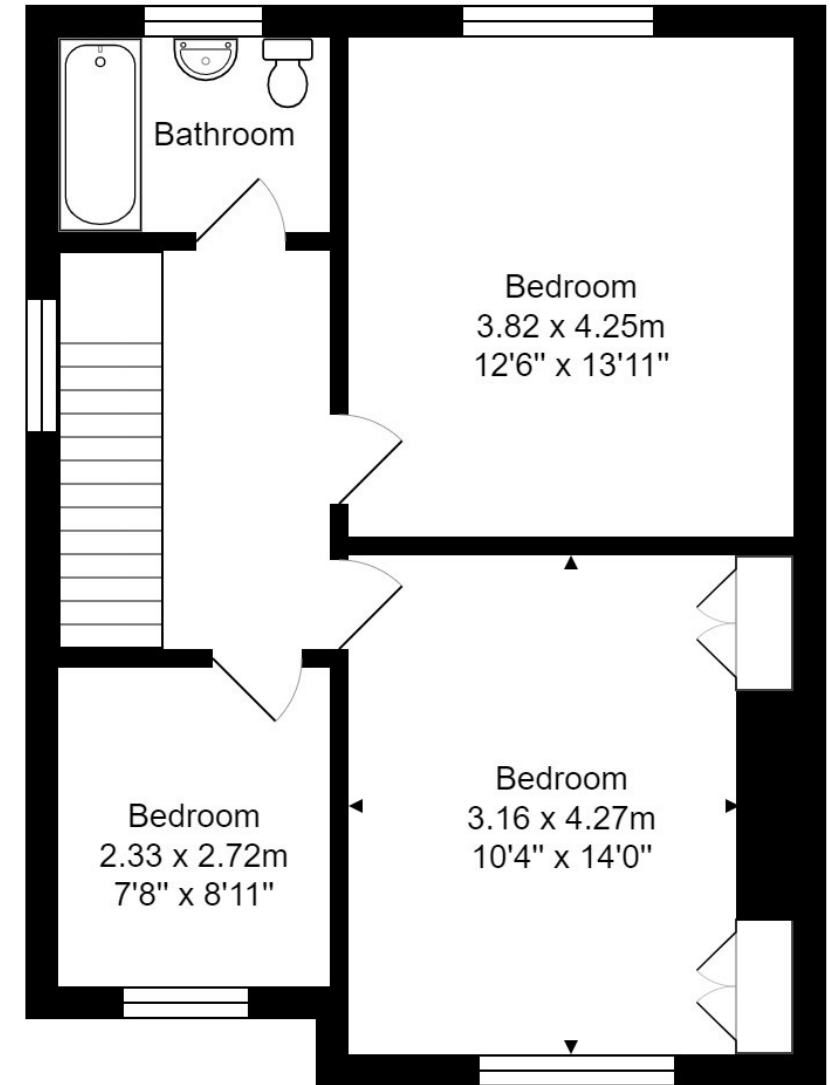


Garage
Area: 12.5 m² ... 135 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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: 53.1 m² ... 571 ft²



First Floor
Area: 53.1 m² ... 571 ft²

Total Area: 106.1 m² ... 1143 ft² (excluding garage)

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

