

whiteley helyar



1,122 ft²



4 bedrooms



2 bathrooms



double garage &
driveway

Guide Price £650,000

37 Garstons, Bathford, Bath, BA1 7TE

A well presented detached house with a double garage and driveway, enjoying lovely views and quietly situated in the highly sought after village of Bathford.

ACCOMMODATION

4 bedrooms	bathroom and en-suite shower room
large sitting room	dining room
kitchen with utility area	cloakroom
gas fired heating & double glazing	double garage & further driveway parking

EXTERNALLY

Attractive and well tended enclosed gardens to front side and rear. Laid mainly to lawn, there is a paved sun terrace, hedging, flower and herbaceous borders. Behind the house is a double garage (with electric light and power, 2 windows and door to garden) and driveway to road providing parking for additional vehicles.

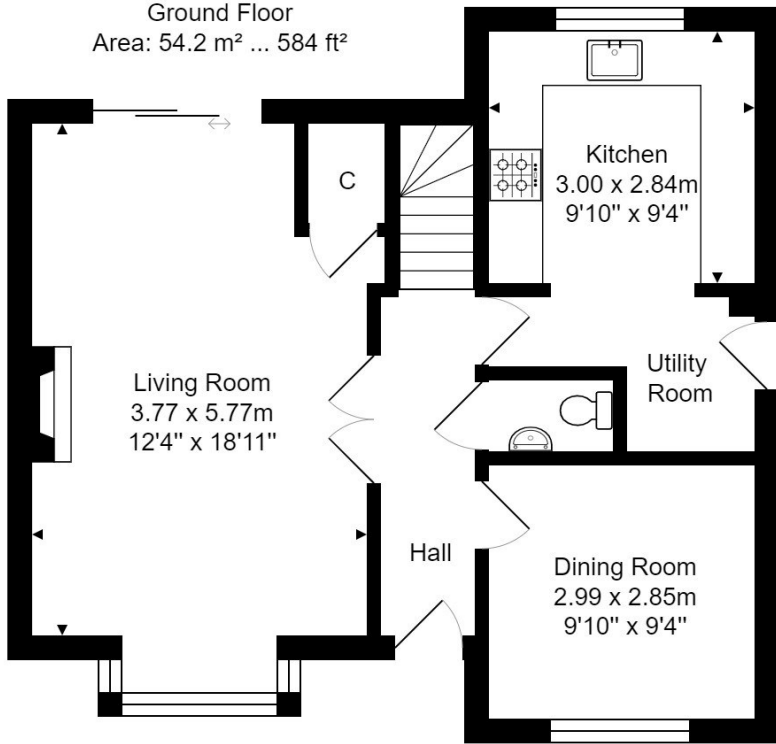
LOCATION

The house stands in this popular and quiet 'no through road' within the highly desirable village on the Eastern outskirts of Bath. A number of amenities are within a short walk (including an excellent community shop/newsagent/cafe, 'The Crown' public house, church, parish rooms, allotments, hairdresser, children's playground and playing field, an 'outstanding' primary school, rugby and cricket clubs). It is well served by a frequent bus service to the centre of Bath (with its comprehensive range of shops and facilities) - less than 4 miles away, easy access to the M4 (both junctions 17 and 18) is available without having to cross the city, whilst delightful walks through the adjacent open countryside, along the river or up in the woodland at Brown's Folly are immediately to hand.

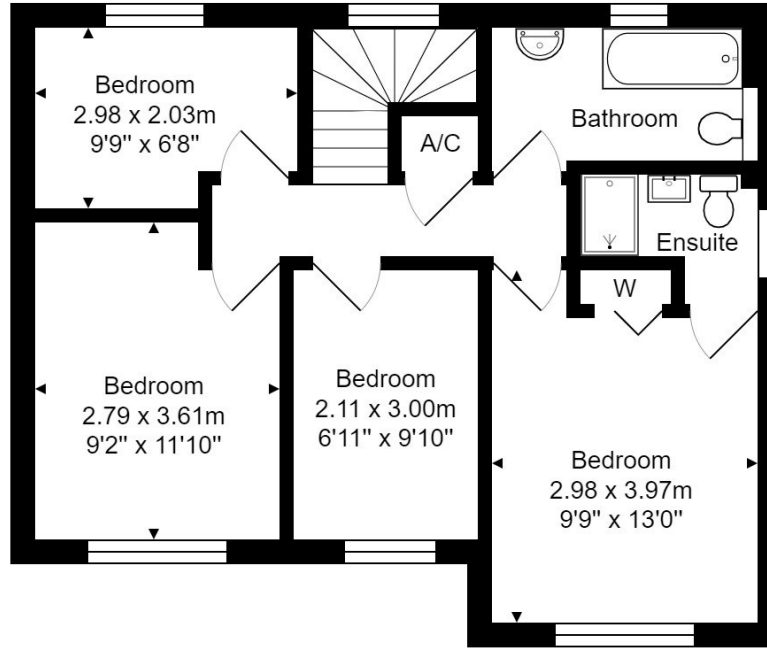




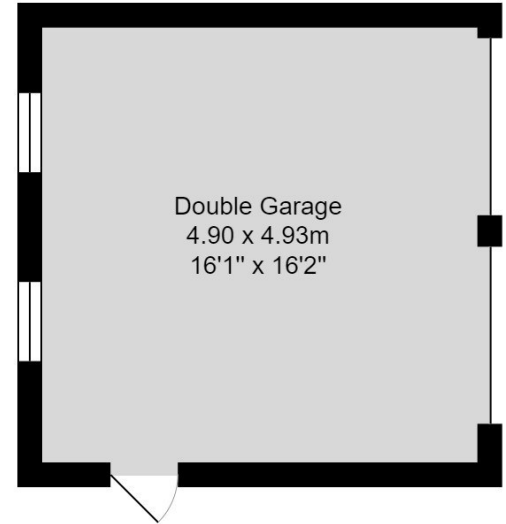
Ground Floor
Area: 54.2 m² ... 584 ft²



First Floor
Area: 50.0 m² ... 538 ft²



Double Garage
Area: 24.1 m² ... 259 ft²



Total Area: 104.2 m² ... 1122 ft² (excluding double 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

Tenure: Freehold
Council tax band: 'F' - £2,947.89 pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

