

# whiteley helyar



1,755 ft<sup>2</sup>



4 double  
bedrooms



bathroom &  
cloakroom



garage, carport &  
driveway  
parking

Guide Price                      £750,000

36a Warminster Road, Bath, BA2 6XG

A bright and versatile three/four double bedroom detached house positioned on a generous plot in this tucked away spot just off the Warminster Road enjoying far reaching views and

### ACCOMMODATION

entrance hall  
kitchen  
conservatory / utility room  
dining room  
sitting room

downstairs double bedroom  
cloakroom  
three further double bedrooms  
en-suite and family bathroom  
garage, carport and driveway parking

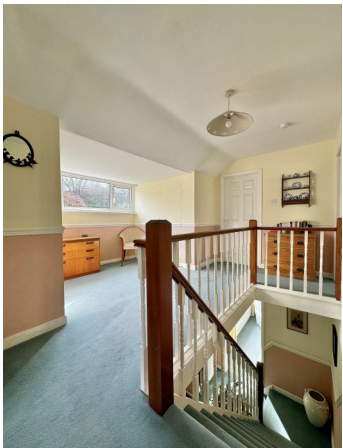
### EXTERNALLY

The property benefits from a generous lawned garden to the front planted with bushes and shrubs to borders, to the side is a driveway leading down to the carport and beyond into the detached garage providing space to park several vehicles. The rear garden is mainly laid to lawn with well stocked borders planted with an array of flowers, shrubs and trees and benefits from a spacious patio providing space for alfresco dining and entertaining.

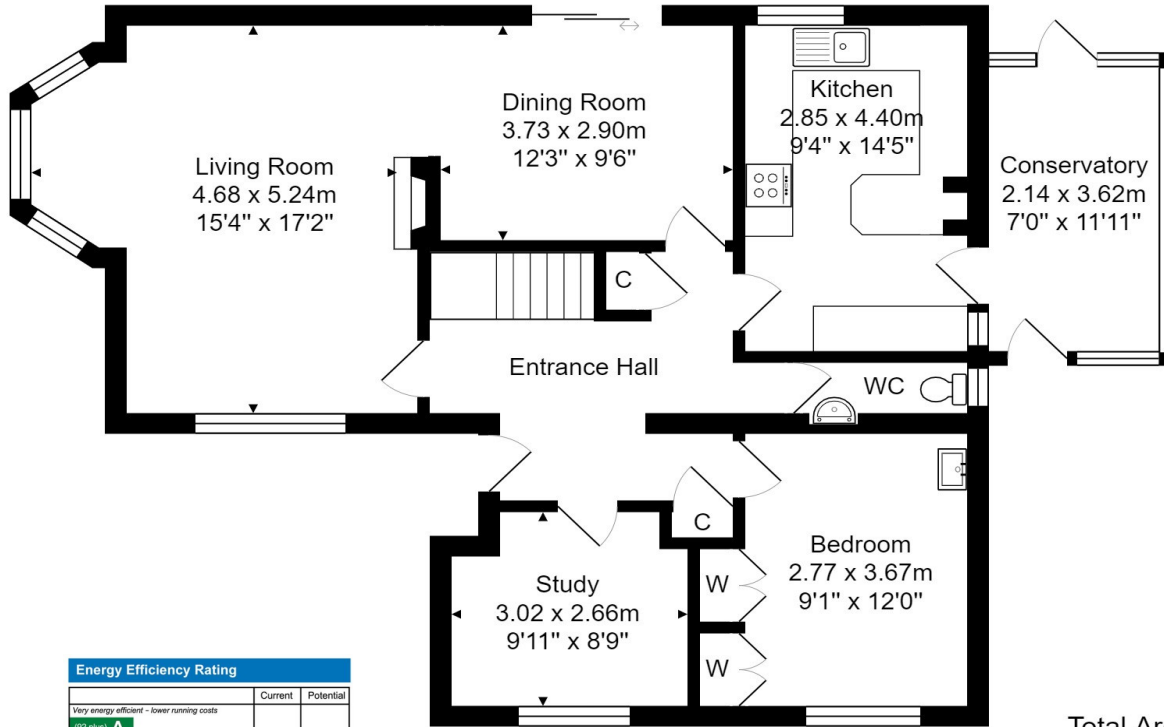
### LOCATION

36A Warminster Road occupies a highly sought after and convenient location, around 2 miles from the centre of Bath. It is within walking distance of the amenities in Bathampton (including the doctors surgery, café, church, the famous 'George' public house and excellent primary school) and is served by buses into the heart of the city. Wonderful walks are close at hand, either in the woodland and open countryside behind, or along the Kennet and Avon Canal towards Bradford on Avon or into Bath.

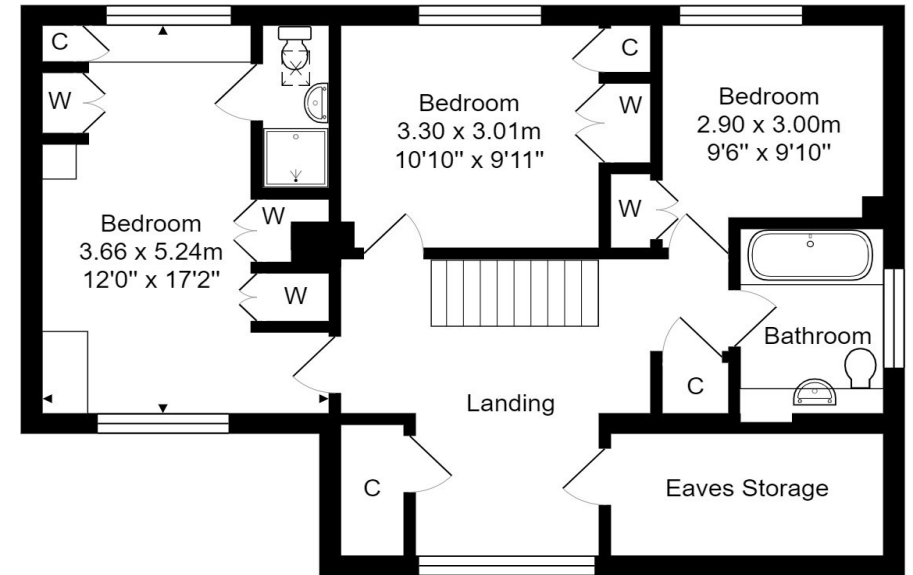




Ground Floor  
Area: 93.3 m<sup>2</sup> ... 1004 ft<sup>2</sup>



First Floor  
Area: 69.7 m<sup>2</sup> ... 751 ft<sup>2</sup>



Total Area: 163.0 m<sup>2</sup> ... 1755 ft<sup>2</sup>

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
	B (81-91)		
	C (69-80)		77
	D (56-68)	64	
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC

**Tenure: Freehold**  
**Council Tax Band: 'F' £3,043.52**

