

# whiteley helyar



1,582 ft<sup>2</sup>



4 bedrooms



bathroom and  
shower room



on street

Guide Price                      £725,000

92 High Street, Bathford, Bath, BA1 7TH

A charming Georgian (built circa 1792 and not Listed) terraced house with later additions, recently refurbished to a high standard. The property stands in the heart of this most sought after village and enjoys a lovely semi-rural view in front across the allotments and to the hills beyond. Vacant with 'no onward chain'.

### ACCOMMODATION

4 bedrooms	bathroom & separate shower room
sitting room	large family/dining room
kitchen/breakfast room	study
vaulted store room	gas fired heating and extensive double glazing

### EXTERNALLY

The house stands in super gardens (about 80' in length) to the rear, facing about South. They are enclosed, mainly laid to lawn with a large paved sun terrace, mature shrubs, bushes, apple and pear trees. Timber shed, a water tap, outside lighting and power.

### LOCATION

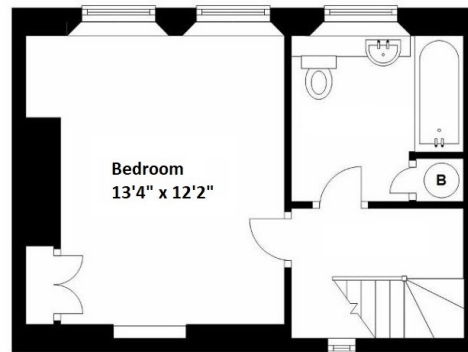
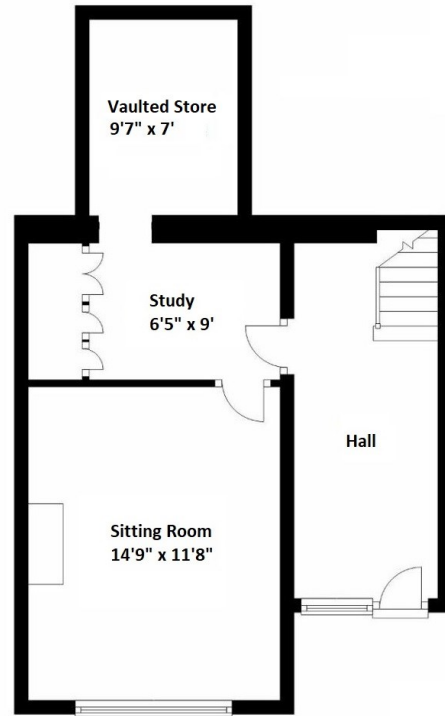
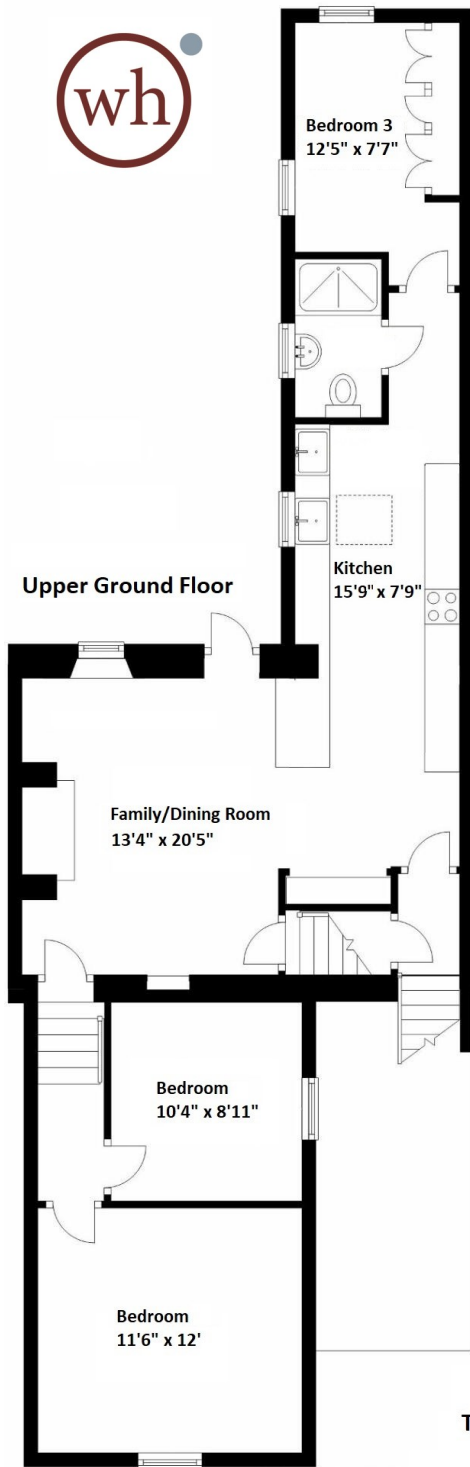
Most conveniently situated in this highly sought after location, 92 High Street is within easy walking distance of the various amenities in the village (including a community shop/café, hair salon, pub, frequent bus service, 'outstanding' primary school, children's playground, rugby and cricket clubs and a church). Wonderful walks are very close to hand, either in the nearby open countryside, along the river or up in the woodland at Brown's Folly - yet the city centre is just 3½ miles away.

### DIRECTIONS

From The Crown pub at Bathford, continue up Bathford Hill. 92 High Street will be found on your right after about 1/3 mile, just after Chapel Row and opposite the gate to the allotments.







**Tenure: Freehold**  
**Council Tax Band: 'C' £1,814.07**

For identification purposes only. Not to scale.

**Total area: approximately 1,582 sq ft (147 Sq meters)**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

