

# whiteley helyar



1,559 ft<sup>2</sup>



4 bedrooms



2 bathrooms &  
cloakroom



on street  
parking

Guide Price                      £850,000

26 Fairfield Park Road, Bath, BA1 6JW



A stunning semi-detached Victorian house in this quiet and sought after road on the edge of thriving Larkhall, refurbished, extended and presented to a particularly high and stylish standard with a detached annexe, good size gardens and lovely views up to Little Solsbury.

### ACCOMMODATION

3 double bedrooms  
bathroom  
sitting room  
kitchen  
cloakroom

4th bedroom/office in the annexe  
shower room in the annexe  
dining room  
utility  
gas fired heating and Velfac double glazed windows

### EXTERNALLY

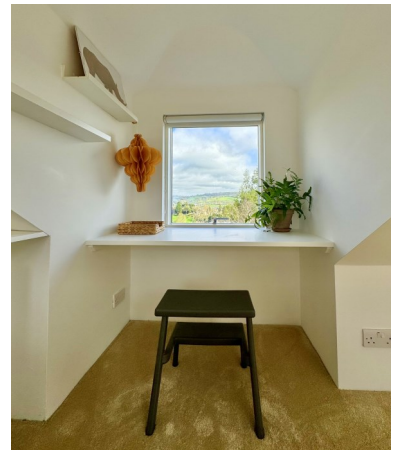
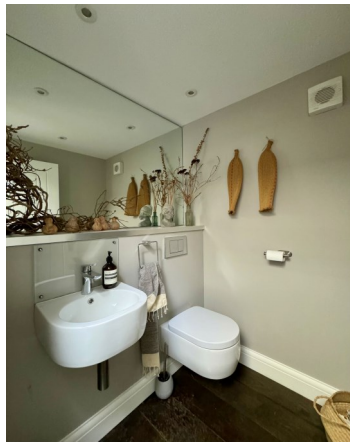
The house stands in good size enclosed gardens, cleverly landscaped to take advantage of the lovely aspect. To the rear they are mainly laid to lawn with timber sun decks directly off both the living area and annexe, there are numerous well stocked flower and herbaceous borders, ornamental and fruit trees, together with bushes, mature shrubs and hedging. The front garden is smaller, with a pretty raised bed whilst there is a gated block-paved driveway for a small car leading from the store to the road. EV charging point.

### LOCATION

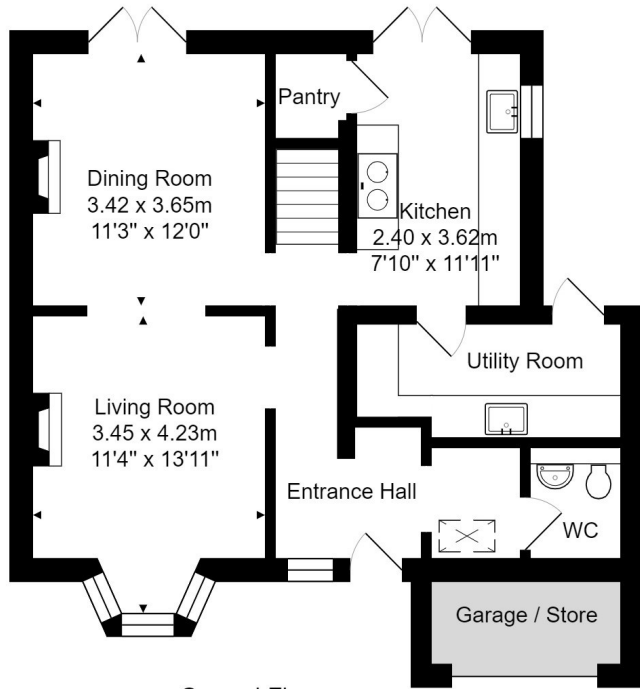
26 Fairfield Park Road occupies a lovely, most convenient and popular position. It is within walking distance of the various shops and amenities in Larkhall and Fairfield Park, is close to excellent schools and is near to beautiful open countryside. The house is well served by a regular bus service into the city centre (just over a mile away), whilst swift access to the M4 is available without having to cross Bath.



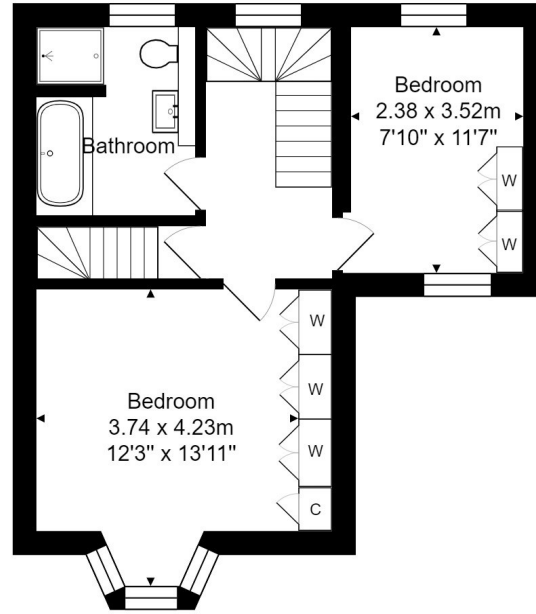




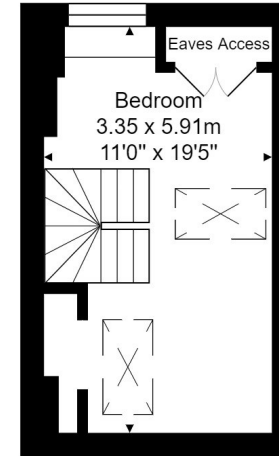




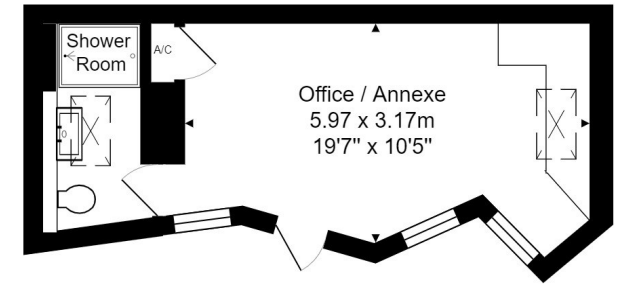
Ground Floor  
Area: 58.6 m<sup>2</sup> ... 631 ft<sup>2</sup>



First Floor  
Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>



Second Floor  
Area: 19.9 m<sup>2</sup> ... 214 ft<sup>2</sup>



Garden Office / Annexe  
Area: 23.3 m<sup>2</sup> ... 251 ft<sup>2</sup>



**Tenure: Freehold**  
**Council Tax Band: 'D' £2,107.05**

Total Area: 144.9 m<sup>2</sup> ... 1559 ft<sup>2</sup> (excluding garage / store)

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  
[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

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>		81
(56-68) <b>D</b>	71	
(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	

