

whiteley helyar



2,238 ft²



4 double bedrooms



3 bathrooms



double garage
&
large driveway

Guide Price £1,750,000

Tasman House, 32 Van Diemens Lane, Lansdown, Bath, BA1 5TW

A substantial detached house delightfully situated within this highly select 'no-through' road, very close to some excellent schools and close to the centre of Bath. This stunning house has been remodelled and modernised to a high standard and now offers stylish and versatile accommodation as well as a wonderful detached home office.

ACCOMMODATION

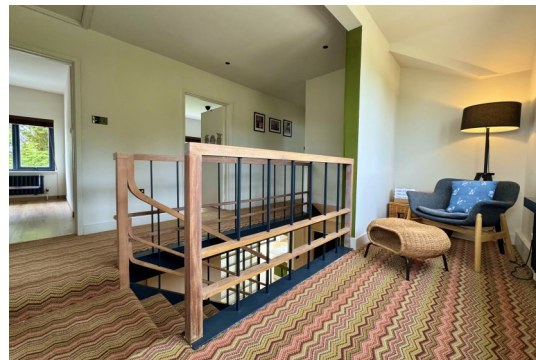
kitchen/breakfast room	4 double bedrooms
utility room	en-suite shower rooms to both master and second bedrooms
dining room	family bathroom with bath and shower
family room	cloakroom
spacious 38ft sitting room	gas fired heating and double glazing
study	detached home office

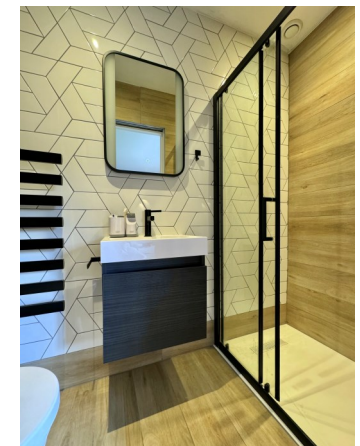
EXTERNALLY

The house stands in good size, well maintained and enclosed gardens. They are mostly laid to lawn, with numerous shrubs, bushes and flower borders, whilst to the rear, southerly side, there is also large decked sun terrace. An extensive resin driveway leads to the double garage and provides off street parking for a number of cars complete with EV charging point.

LOCATION

Wonderfully situated, Tasman House is most conveniently located in this select position on the prime northern slopes of the city. Kingswood and The Royal High schools are just a very short walk away, whilst Lansdown Squash and Tennis Club, St Stephens School, Lansdown Golf Club and Bath Racecourse are all nearby and the house is close to open countryside. The countless shops and amenities in the centre of Bath are only 1½ miles away (and well served by a frequent bus service), whilst easy access to the M4 is also available without having to cross the city.



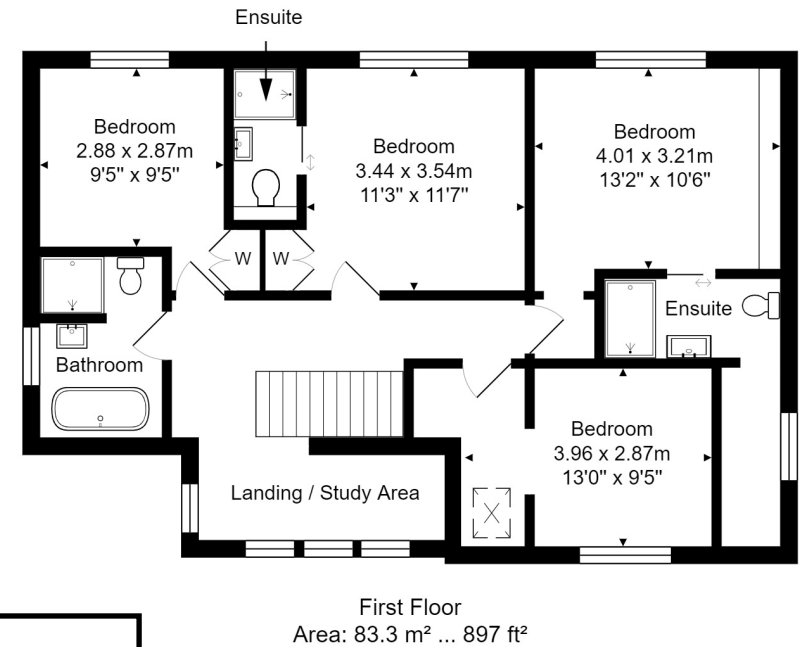
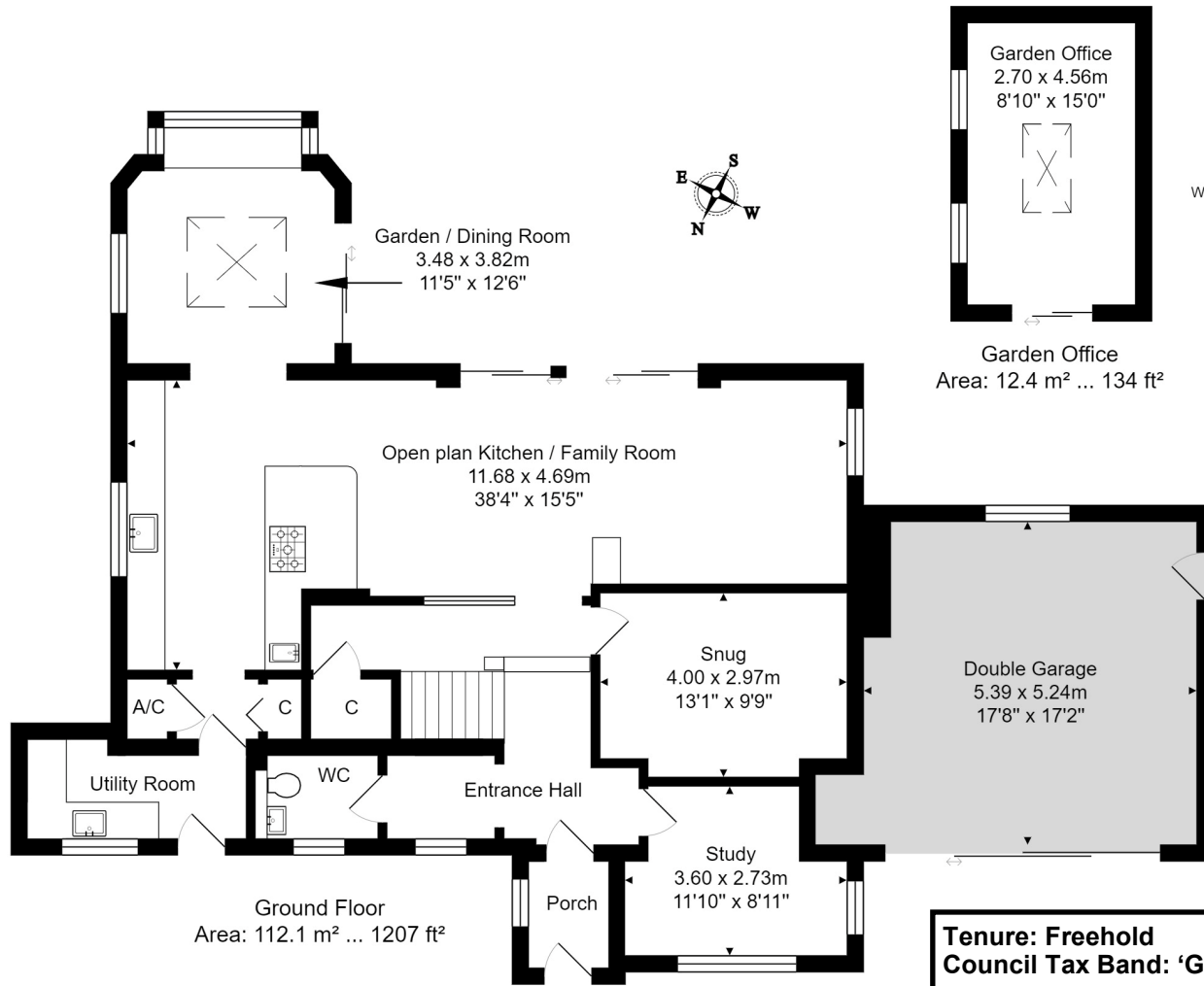


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 207.9 m² ... 2238 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 www.epcassessments.co.uk



Tenure: Freehold
Council Tax Band: 'G' £3,511.75

