

whiteley helyar



1,302 ft²



3/4 bedrooms



2 bathrooms &
cloakroom



garage and
driveway parking

Guide Price £900,000

2 Solsbury Place, Bannerdown, Batheaston, Bath, BA1 7DL

A fabulous brand new detached, superbly energy efficient (EPC rating of 97) bungalow in this highly sought after and peaceful location, standing in a small select close of just 5 properties built to a particularly high specification by the well respected local builders, Charcombe Homes.

ACCOMMODATION

large entrance hall
office/bedroom 4
living room with doors to the garden
utility room
air source heat pump and underfloor heating
high performance double glazing

3 bedrooms
bathroom and en-suite shower room
kitchen/dining room with doors to garden
cloakroom
solar panels
electric gates, garage with electric door

EXTERNALLY

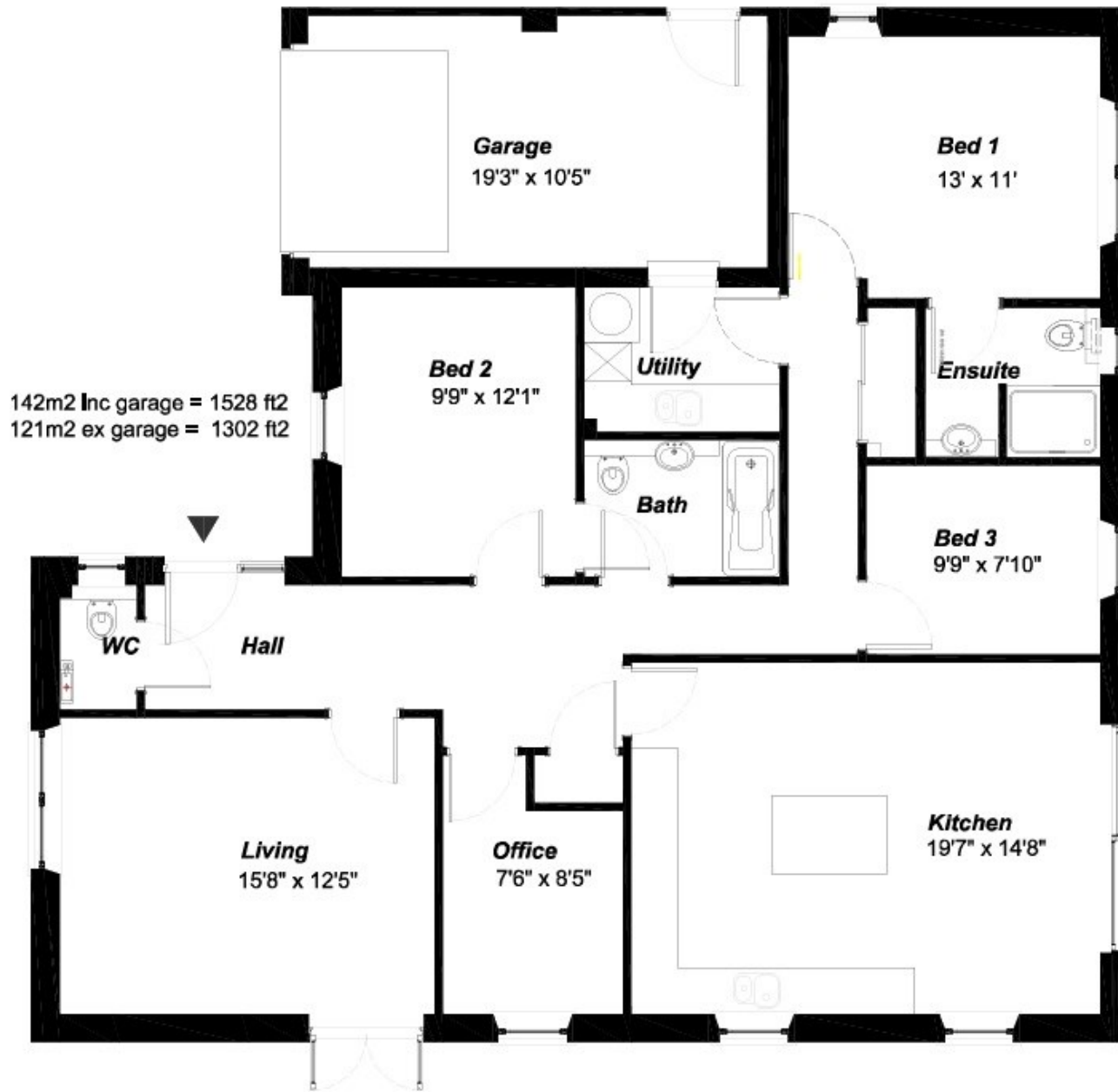
The bungalow stands in enclosed gardens to mostly to the South and West. There is a large stone paved sun terrace to the rear, whilst in front there is an extensive block paved driveway with remote-controlled electric gates to the road. The garage has an electric roller door and further door to the garden, there is an outside water tap and lighting.

LOCATION

The bungalow occupies a very convenient and popular position, within walking distance of the doctors surgery, chemist, vets, post office, take-away, shops, pub, churches, 2 excellent schools and other amenities both in Batheaston and Bathford villages. Walks through open countryside, across Bannerdown Common and along the Kennet and Avon Canal are close at hand, swift access to the M4 is available (to both Bath and Chippenham junctions) without having to cross the city and the properties well served by buses (from the end of the road and on the High Street) to the centre of Bath - about 3 miles away.







Floor Plan - plot 2
Solsbury Place, Bannerdown Drive, Batheaston

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	97	98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

