

# whiteley helyar



2,452 ft<sup>2</sup>



5 bedrooms



2 bathrooms



residents  
parking permits

Guide Price                      £1,100,000

Bonair, Lansdown Road, Lansdown, Bath, BA1 5SU



A well presented, substantial and spacious semi-detached Victorian house most pleasantly situated in an extremely sought after position in the heart of Lansdown. Retaining a number of fine and original period features, the house offers extensive and well proportioned accommodation in an excellent location and enjoys a pleasing open outlook.

### ACCOMMODATION

5 bedrooms	2 bathrooms
drawing room	living room
kitchen/dining room	cloakroom and laundry
gas fired heating	'on street' parking by means of permits (zone 11)
useful outbuilding/workshop	garden store

### EXTERNALLY

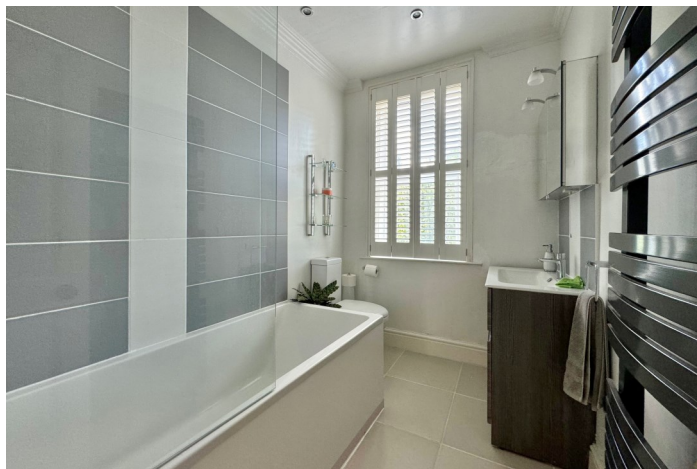
Bonair stands in attractive gardens to both front and rear. They are well designed for low maintenance and comprise a large paved terrace (ideal for outdoor dining), raised beds, numerous shrubs, bushes and ornamental trees. Outbuilding/workshop/'man cave', with electric light and power and further store to the side of the house.

### LOCATION

The property stands back from the road in this select and extremely popular position, within walking distance of St Stephens, Royal High and Kingswood Schools. The very centre of Bath is within just a mile or so, whilst there is a regular bus service close at hand and swift access to the M4 is available without having to cross the city.



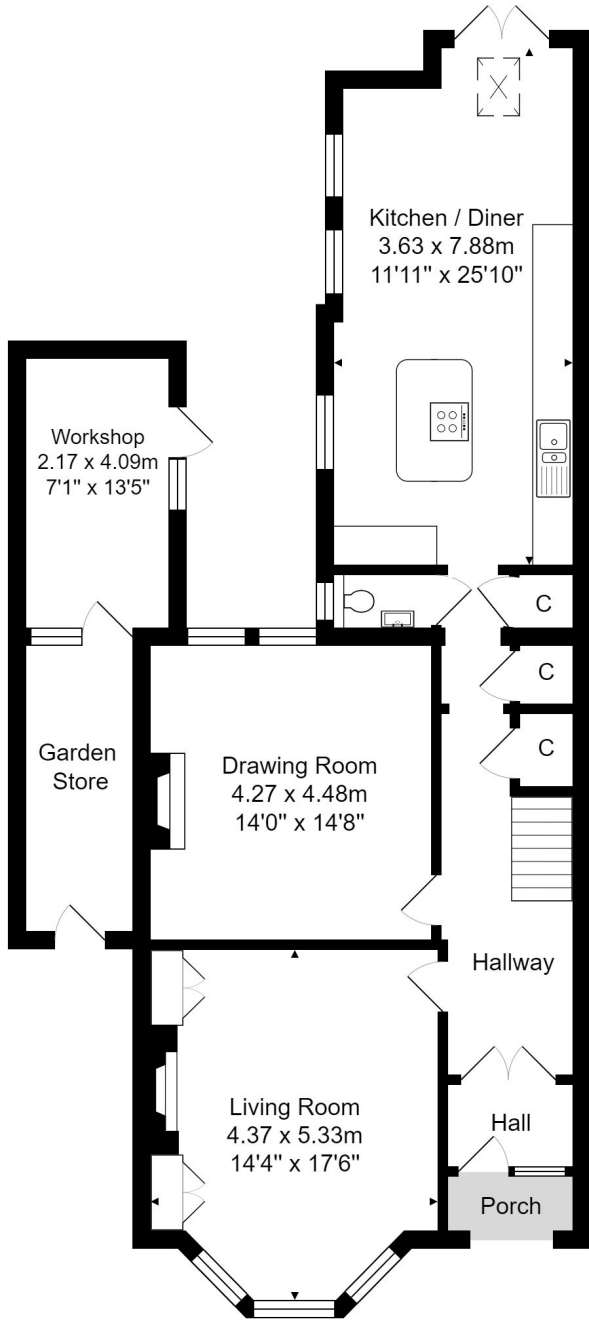




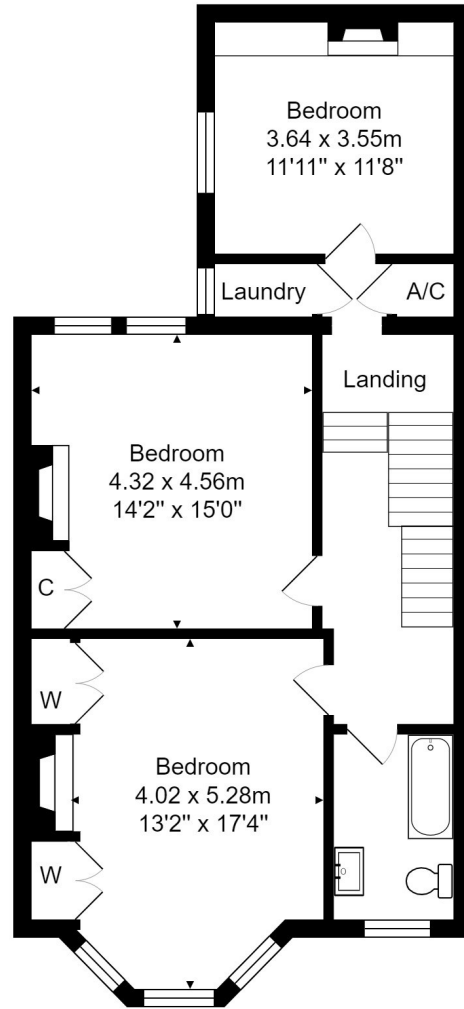


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness www.epcassessments.co.uk

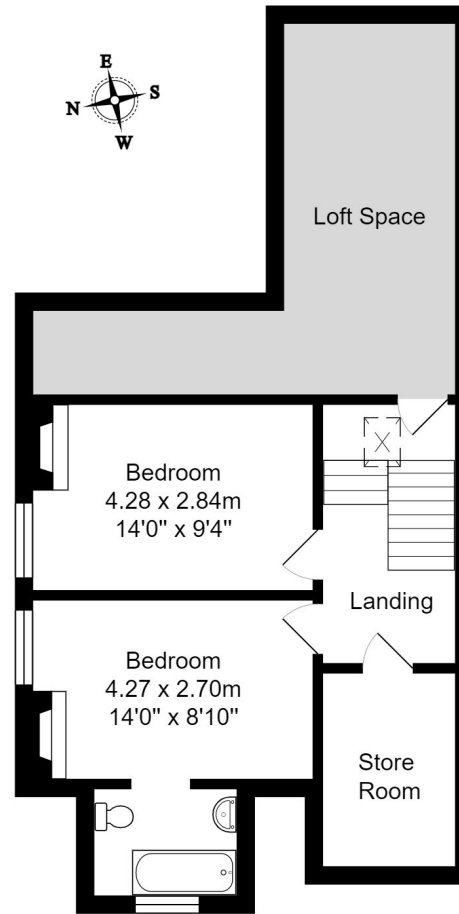
Total Area: 227.8 m<sup>2</sup> ... 2452 ft<sup>2</sup> (excluding porch, loft space)



Ground Floor  
Area: 107.3 m<sup>2</sup> ... 1155 ft<sup>2</sup>



First Floor  
Area: 77.2 m<sup>2</sup> ... 831 ft<sup>2</sup>



Second Floor  
Area: 43.3 m<sup>2</sup> ... 466 ft<sup>2</sup>



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
59	76
England & Wales	
EU Directive 2002/91/EC	



**Tenure: Freehold**  
**Council tax band: 'G' £3,511.75**