

whiteley helyar



1,040 ft²



3 bedrooms



bathroom & wc



garage &
driveway
parking

Guide Price £700,000

Sydney Mews, Bath, BA2 4ED

A beautifully renovated three double bedroom mews house in this most central of locations, with garage and off-street parking for two cars. As you have the garage, complete with EV charging point, the parking area to the front could also be used as a patio garden, whilst internally the superbly appointed accommodation provides a very tranquil haven in the middle of the city.

ACCOMMODATION

Sitting room with glazed double doors to dining area
Contemporary kitchen/dining room with breakfast bar and lantern light

Three double bedrooms
Modern bathroom and WC

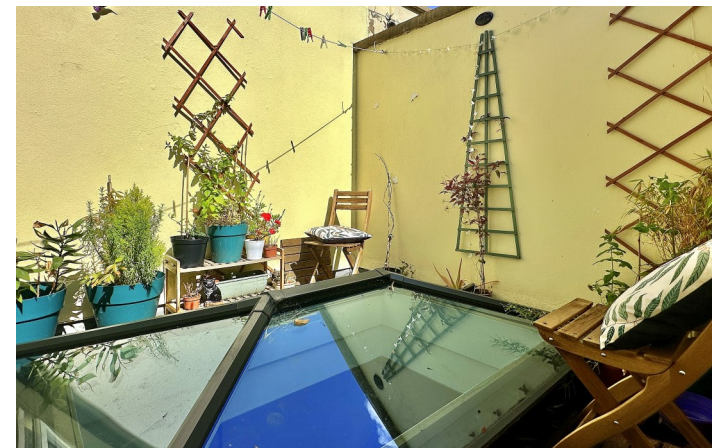
EXTERNALLY

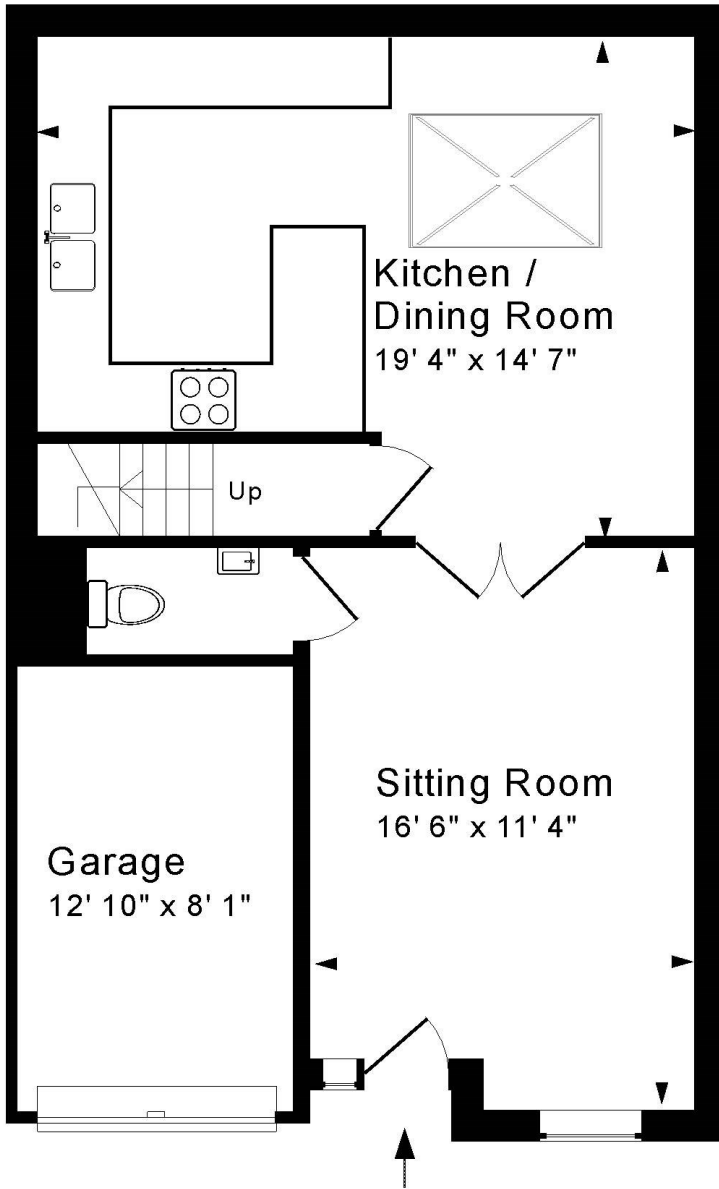
To the front of the house, a block paved driveway offers space for two cars side by side, or an outside seating spot. The garage is integral and offers further parking or very useful storage.

LOCATION

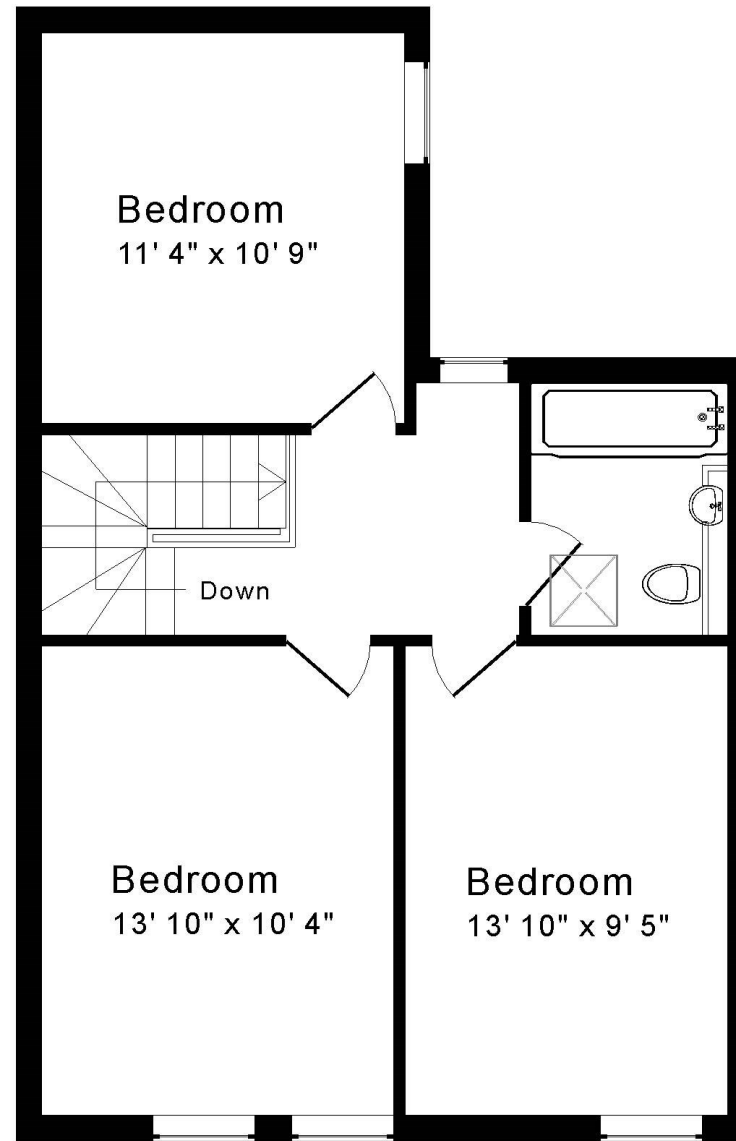
Sydney Mews forms part of a small select row of modern houses, and occupies a most convenient and central position. Shops and other amenities in Bathwick Street and on Bathwick Hill are within a very short stroll, and the centre of Bath is within easy level walking distance along the iconic Great Pulteney Street. Henrietta Park and Sydney Gardens are also close at hand, as is the Bath Rugby Recreation Ground, the University of Bath and some delightful walks along the Kennet and Avon Canal.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(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
		www.epcau.com

Tenure: Freehold
Council Tax: 'F' - £3,043.52



Approx. Gross Internal Floor Area 1,040 Sq. Ft. / 97 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Drawing Number:172-0770
101 Sydney Mews, Bath, BA2 4ED.