

# whiteley helyar



1,740 ft<sup>2</sup>



3 double  
bedrooms



2 bathrooms



garage and  
driveway parking

Guide Price                      £1,250,000

Westonholme, 46 Cleveland Walk, Bath, BA2 6JT

A very well presented and spacious 1950's detached house of individual charm and pleasing character, enjoying lovely views and conveniently located in this most select and quiet location, just off Bathwick Hill.

### ACCOMMODATION

3 double bedrooms  
dual-aspect living room  
kitchen/breakfast room  
utility room

2 bathrooms, cloakroom and separate WC  
dining room  
garden room/office  
gas fired heating

### EXTERNALLY

The house stands in attractive, mature gardens to front, side and rear. They are beautifully maintained, enclosed and laid to lawn with stone walling, numerous well stocked flower beds, mature hedging, shrubs, bushes and ornamental trees. Paved terraces offer lovely places to enjoy outside dining, the super location and aspect. There is a detached summer house whilst, to the front, an extensive driveway leads up to the house and garage.

### LOCATION

Westonholme occupies a wonderful, peaceful position in this highly sought after road between North Road and Bathwick Hill. It is just a very short walk from King Edwards School and Bath Golf Club, whilst Bath University and shops and amenities (both there and on Bathwick Hill), are also nearby. Bath Spa Railway Station and the centre of Bath are only a mile away – well served by the nearby regular bus service - and wonderful walks through beautiful National Trust Countryside, Bath Skyline Walk or along the Kennet and Avon Canal are also very close to hand.







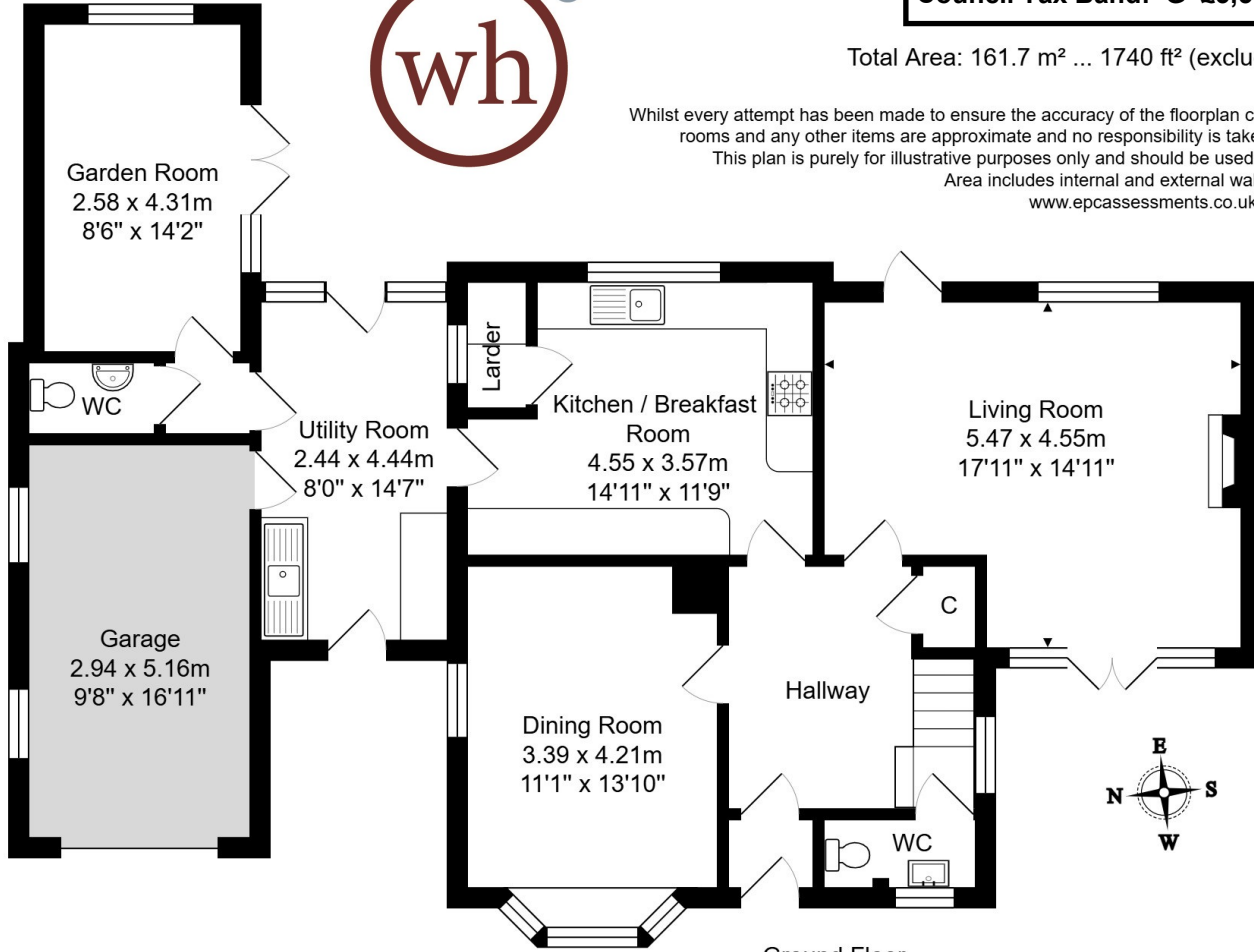
**Tenure: Freehold**  
**Council Tax Band: 'G' £3,511.75**

Total Area: 161.7 m<sup>2</sup> ... 1740 ft<sup>2</sup> (excluding garage)

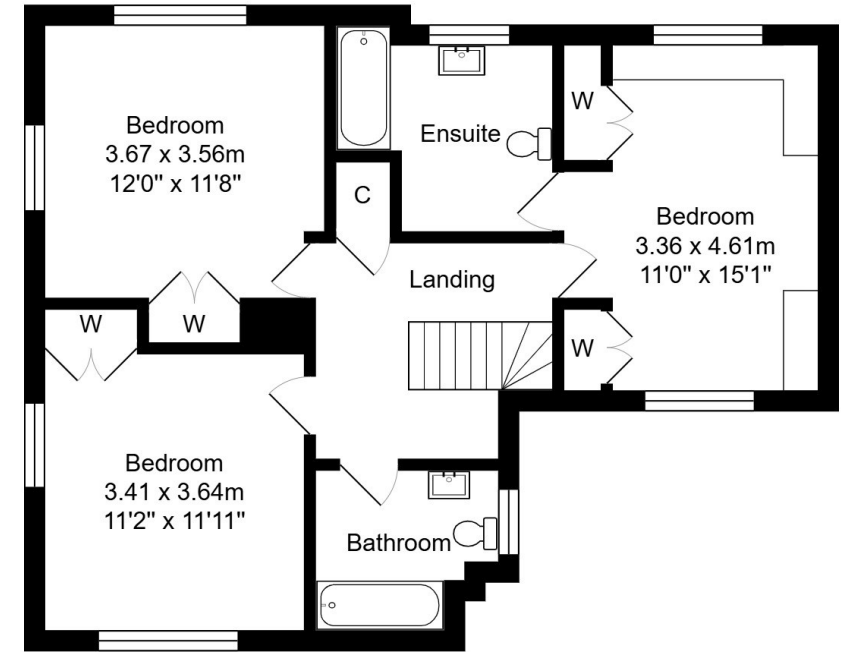
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be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

Area includes internal and external wall thickness  
[www.epcasessments.co.uk](http://www.epcasessments.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-101	A		
81-91	B		
69-80	C		
55-68	D	64	78
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<a href="http://www.epca.com">www.epca.com</a>			



Ground Floor  
Area: 96.0 m<sup>2</sup> ... 1033 ft<sup>2</sup>



First Floor  
Area: 65.7 m<sup>2</sup> ... 707 ft<sup>2</sup>

