

whiteley helyar



1,764 ft²



4 double
bedrooms



2 bathrooms &
cloakroom



double garage &
driveway parking

Guide Price £765,000

7 Court Gardens, Batheaston, Bath, BA1 7PH

A particularly spacious detached house standing in good size gardens in this highly sought after 'no through' road, enjoying lovely widespread and far reaching views to the Limpley Stoke Valley - from Bathford, across the meadows to Bathampton and towards Bath.

ACCOMMODATION

4 double bedrooms	bathroom and en-suite shower room
large sitting room	dining room
kitchen/breakfast room and utility room	gas fired heating and double glazing
cloakroom	double garage and extensive driveway parking

EXTERNALLY

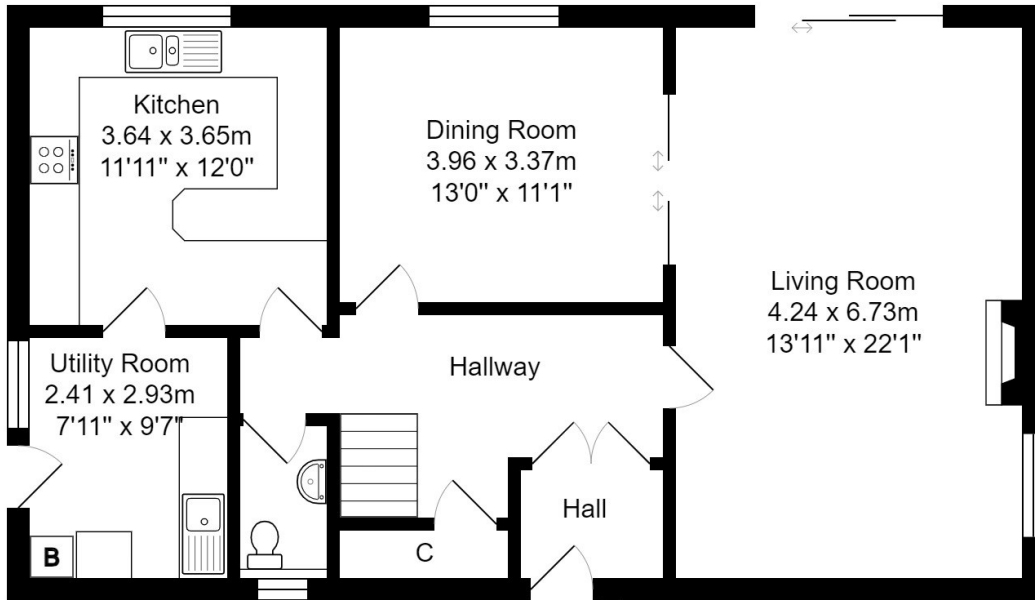
The house benefits from attractive gardens to both front and rear. They are secluded and private, being mostly laid to lawn with a number of mature shrubs, trees, hedging, bushes and flower borders. There is a wide sun terrace to take full account of the lovely open and sunny aspect, together with a further paved patio to the front of the house. There is a double garage and long driveway providing off street parking for a number of vehicles.

LOCATION

7 Court Gardens occupies a lovely and convenient position, tucked away at the end of a popular cul-de-sac. It is within walking distance of the various shops and amenities in Batheaston (including an excellent doctors surgery, chemist, post office, restaurant/takeaway, general store, pub, 2 churches, children's playground and well respected junior school), whilst the additional facilities in Bathford are also close by. Walks through open countryside or along the River Avon are close at hand, there is a frequent bus service from Batheaston into the city centre - some 3 miles away - whilst swift access to the M4 (both Bath and Chippenham junctions) is available without having to cross Bath.

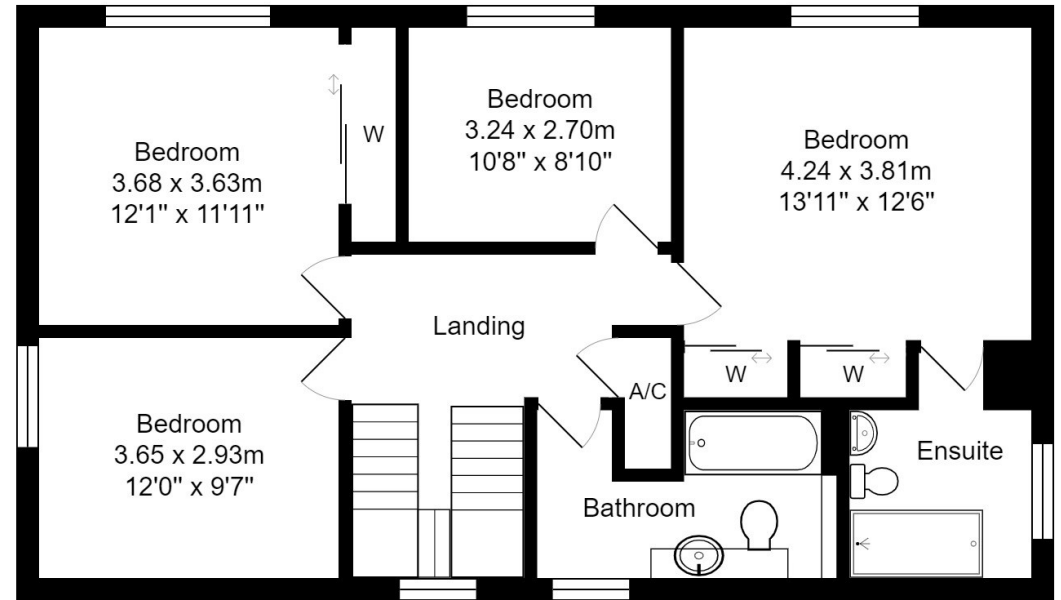






Ground Floor
Area: 81.9 m² ... 882 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor
Area: 82.0 m² ... 882 ft²

Total Area: 163.9 m² ... 1764 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.epcasessments.co.uk

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

