

# whiteley helyar



1,000 ft<sup>2</sup>



3 double bedrooms



bathroom &  
en-suite shower



garage & off street  
parking for  
several vehicles

Guide Price                      £650,000

Beech Lodge, St. Stephens Road, Bath, BA1 5PH

A bright and spacious detached bungalow with low maintenance gardens, single garage and large driveway enjoying a pleasant southerly aspect less than a mile from the centre of Bath.

### ACCOMMODATION

entrance hall  
large open kitchen/dining room:  
living room with doors to the garden  
inner hallway

three double bedrooms  
en-suite shower room  
bathroom  
detached garage

### EXTERNALLY

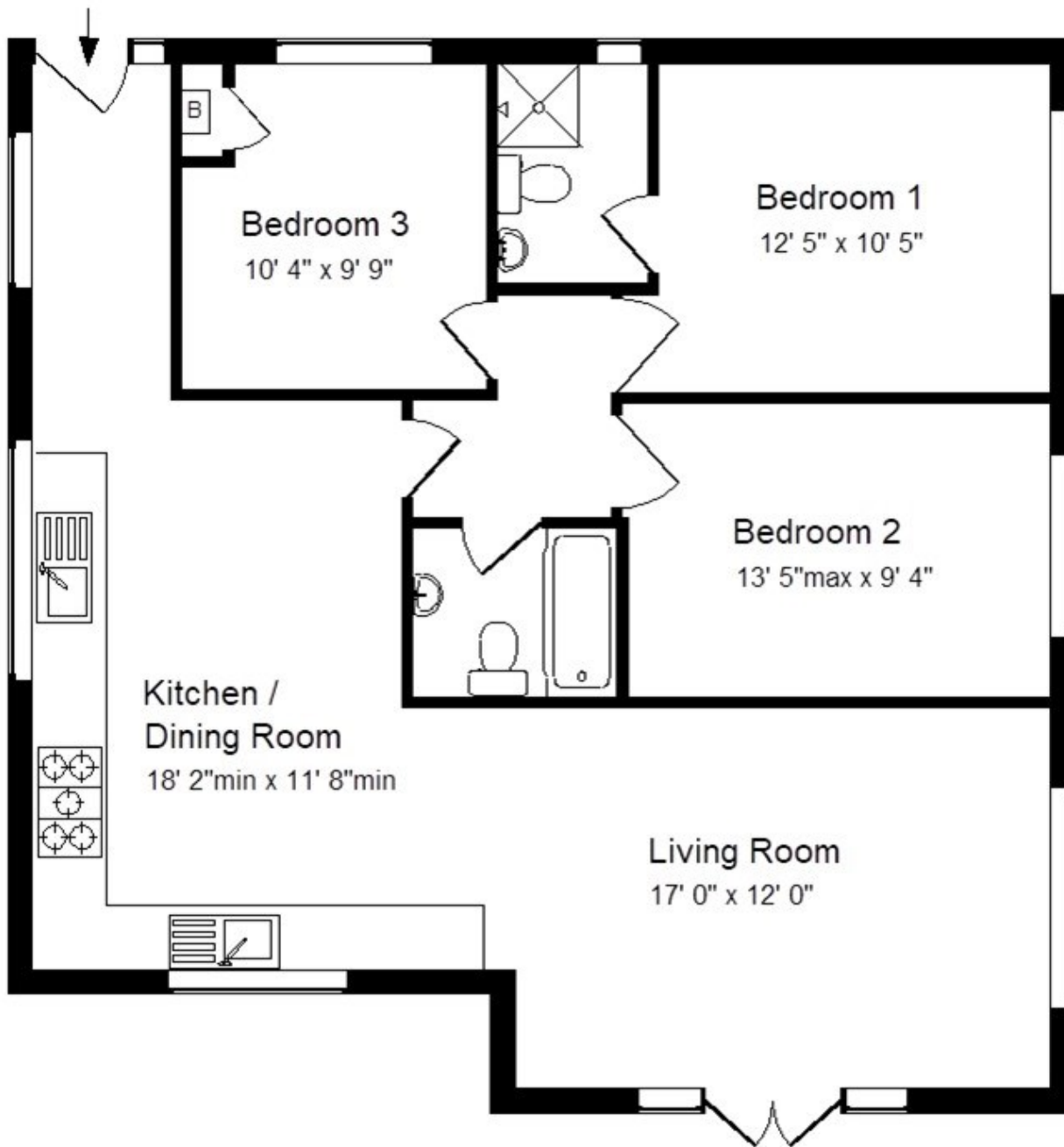
The property is surrounded by small, manageable gardens. Gravelled side terrace. Pedestrian access onto St Stephens Road. driveway parking and single garage (17' x 8') with electric light and power.

### LOCATION

The property occupies a peaceful position in a very sought after and tucked away location between Camden and Lansdown, yet the very centre of Bath (with its countless shops and amenities) is less than a mile away.





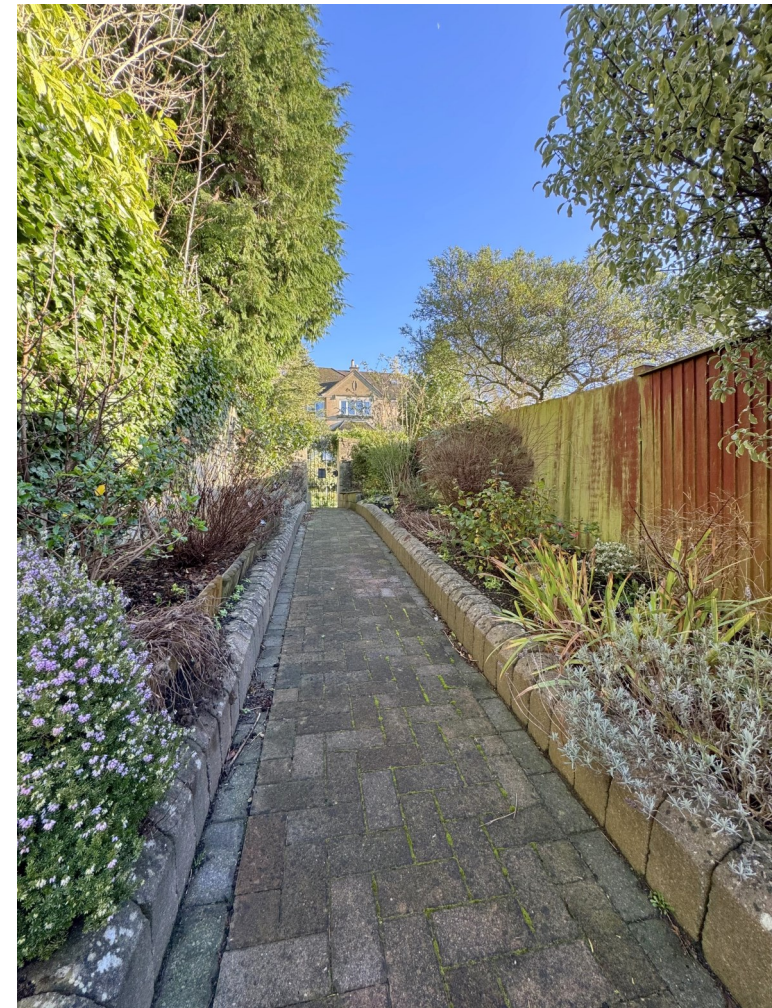


Approx. Gross Internal Floor Area: 1,000 Sq. Ft. / 93 Sq M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

For indication purposes only. Not to scale.

Beech Lodge, St Stephen's Road, Lansdown, Bath. BA1 5PM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tenure Freehold  
Council Tax band 'E' = £2,575.27