

# whiteley helyar



*1,424ft<sup>2</sup>  
excluding garages*



*4 bedrooms*



*3 bathrooms &  
cloakroom*



*two single garages  
& driveway parking*

Guide Price                      £1,100,000

24 Southcot Place, Bath, BA2 4PE

A fabulous end of terrace modern town house with a two single garages and further parking in this most sought after position in the heart of Widcombe. Stylishly renovated and presented, the property is peacefully tucked away overlooking a delightful private green, yet still within a very short walk of Bath Spa station and the city centre beyond.

## ACCOMMODATION

Sitting room  
Laundry/boot room  
4 bedrooms  
Gas fired heating

Kitchen/dining room with walk-in larder  
Cloakroom  
3 bath/shower rooms  
Double glazing

## EXTERNALLY

Being at the end of the terrace, the gardens extend to both the rear, front and side of the house. They are delightful, principally to the South and West, have been thoughtfully landscaped and planted to create a number of distinct 'rooms', with many mature specimen shrubs and ornamental bushes. The paved sitting areas are ideal for alfresco dining and located so as to take full account of the sun/shade as desired. There is gated rear access, outdoor lighting and water tap. Rarely for a property so central, the house benefits from two single garages with private parking in front for a further 2/3 vehicles. There is also a delightful private green with a wonderful Cedar and Redwood tree, shared with residents of Southcot Place.

## LOCATION

The house stands in this most convenient and highly desirable square. Peacefully located in Widcombe, it is just a very short walk from the excellent range of shops, restaurants/pubs, doctors' surgery and other facilities on Widcombe Parade, Bath Spa Station and the city centre. Delightful walks along the River Avon, the Kennet and Avon canal or through National Trust Land are also close at hand.







Gross Internal Area (Approx.)

Main House = 132 sq m / 1,424 sq ft

Garages = 25 sq m / 269 sq ft

Total Area = 157 sq m / 1,693 sq ft

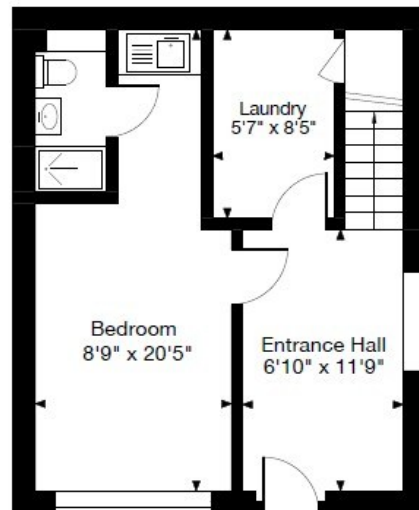
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

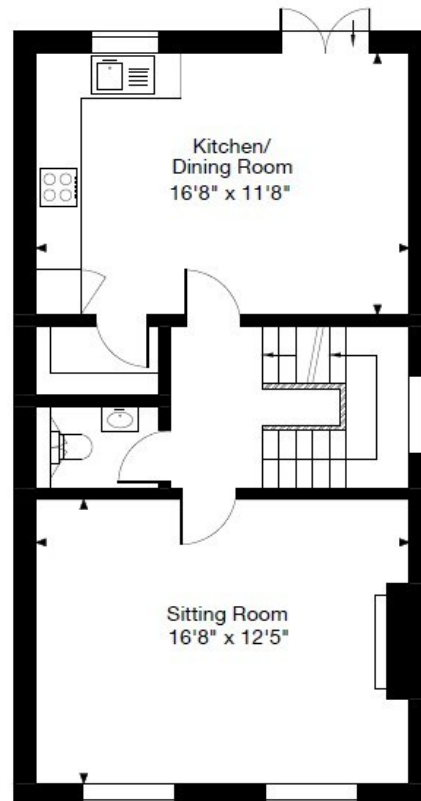
Area includes internal and external wall thickness



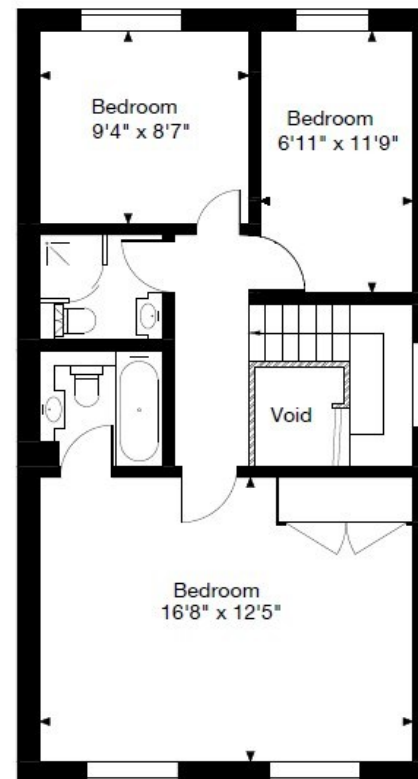
**Tenure: Freehold**  
**Council tax band: 'E' £2,842.00**



Ground Floor

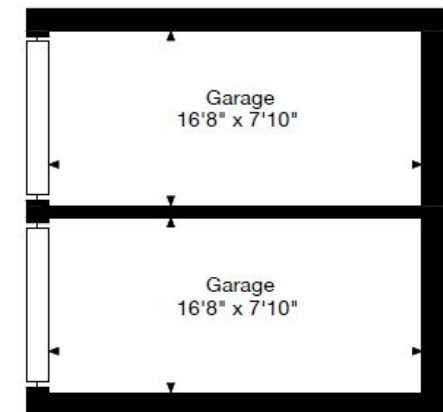


First Floor



Second 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                             | 74                      | 83        |
|                                             | EU Directive 2002/91/EC |           |



Garages