



234 HIGH STREET, BATHEASTON, BATH, BA1 7QZ
£425,000 FREEHOLD

Winkworth



Character house | period features | beautifully presented | 2 bedrooms | 2 reception rooms | newly fitted bathroom | south facing garden | views over Bathampton Meadows and beyond. Property 808 sqft.

Living room | kitchen and dining room | snug | 2 bedrooms | modern bathroom | south facing garden.

A superb Grade II Listed period cottage, arranged over 3 floors behind a Bath Stone facade and under a tiled roof.

Located on the high street of the pretty village of Batheaston, 2 miles east of Bath's city centre and easy access to M4.

This is a charming property, with a wealth of period features. The sitting room has an open fire and leads into a light and airy kitchen / dining room.

From the kitchen doors lead into a south facing garden.

On the first floor is a cosy reading room / snug, the 2nd bedroom and family bathroom.

Upstairs there is a dual aspect bedroom with vaulted ceiling and stunning countryside views.

The village of Batheaston is nearby and has a thriving community and many amenities including a nearby Primary School, various shops, a popular café, a public house and a Church. There is a cycle path adjacent to the River Avon, which leads straight into the centre of the city. The city centre of Bath is within approximately 2 miles.

Tenure: Freehold

Services: all mains connected

Council tax: BANES band C

Broadband speed

Bath: 2 miles into city centre

M4 junction 18: 8 miles





234 High Street, Batheaston, Bath BA1 7QZ
 Gross Internal Area (Approx.)
 75 sq m / 808 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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