



78 Northend, Batheaston, Bath, Somerset, BA1 7ES

**Guide Price £455,000**

Dining Room | Drawing Room | Kitchen/Breakfast room | Cellar  
| Three Double Bedrooms | Bathroom | Enclosed Rear Garden





## DESCRIPTION

An enchanting period home in the delightful village of Northend, close to Bath City Centre.

The front door opens into a spacious dining room. Stairs lead down from here into the cellar (a versatile 13'4 x 10'4 space) and a doorway leads through to the drawing room. The drawing room is a light and spacious reception room at the rear of the house with a traditional Georgian feature fireplace. A doorway leads through from here into the kitchen/breakfast room which has a modern fitted kitchen, space for a dining table and provides access to the rear garden. Upstairs there are three double bedrooms and a family bathroom.

Outside the garden is mainly laid to lawn with a paved patio area covered by a timber pergola with seating.

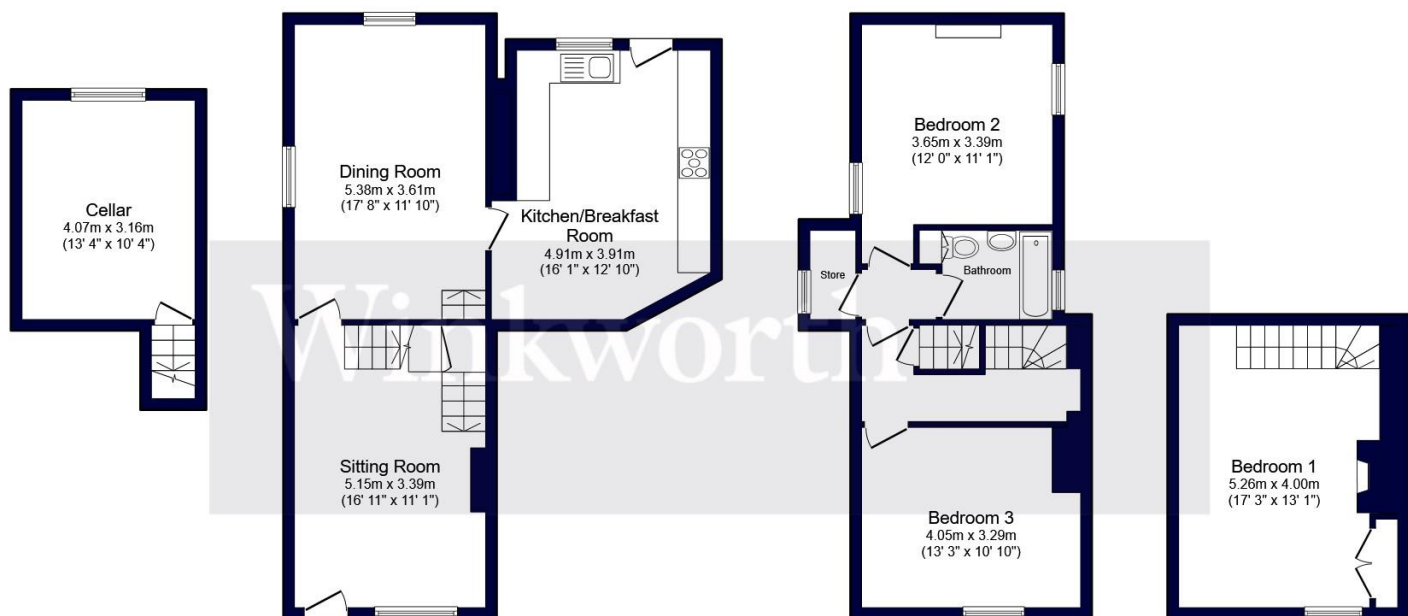
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## LOCATION

Location: The house is situated on the High Street in the centre of Northend, within easy walking distance of the extensive range of village amenities which include an excellent primary school and doctors surgery, dentist, chemist, veterinary practice, restaurants, café, church, shops and pub. It is well served by buses to the centre of Bath - just 3 miles away - yet stands on the edge of beautiful countryside at the foot of Solsbury Hill well placed for river/canal side walks. The M4 motorway is also easily accessible without having to cross the city.





### Cellar

Floor area 13.8 m<sup>2</sup>  
(148 sq.ft.) approx

### Ground Floor

Floor area 56.1 m<sup>2</sup> (604 sq.ft.) approx

### First Floor

Floor area 41.3 m<sup>2</sup> (444 sq.ft.)  
approx

### Second Floor

Floor area 20.6 m<sup>2</sup> (222  
sq.ft.) approx

Total floor area 131.8 m<sup>2</sup> (1,419 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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