



BAY TREE ROAD, BATH, BA1
£595,000 FREEHOLD

Winkworth



BAY TREE ROAD, BATH, BA1

Superb views | flexible accommodation over 3 floors | garden | off street parking | quiet location | close to Larkhall.

Entrance Hall | Kitchen and Dining Room | Sitting Room | w/c | Master Bedroom with Ensuite | 3 Further Bedrooms | Family Bathroom.

Potential Annex / Home Office Suite / Studio.
Garden | Off Street Parking | 2 Under Croft Storage Rooms | 1,625sqft.

82 Bay Tree Road is a spacious, semi-detached house with lovely views over surrounding countryside.

The accommodation is arranged over 3 floors. On the ground floor is a large kitchen and dining room, separate sitting room with dual aspect and downstairs loo.

On the first floor is the master bedroom and ensuite, 3 further bedrooms and the family bathroom.

At garden level there is a yoga studio that could also be used as a home office or potential annexe or holiday let subject to small modifications.

Located in the popular area of Claremont, nestled between Camden and Larkhall.

Larkhall Village has an excellent quality range of local amenities including Post Office, a deli, a butcher, a grocer, a flower shop, small supermarket, chemist, restaurants, 3 pubs and a café.

Tenure: freehold
Council Tax: Band D (BANES)
EPC C
Broadband Speed

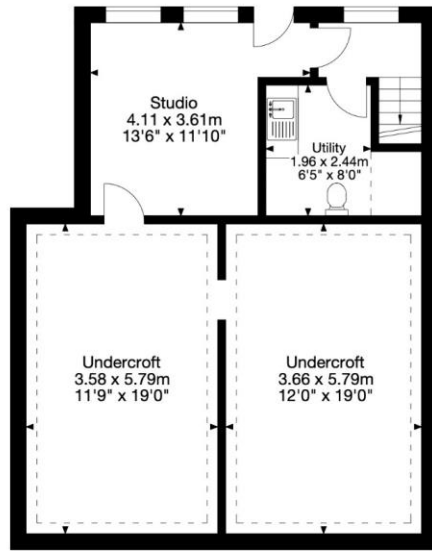




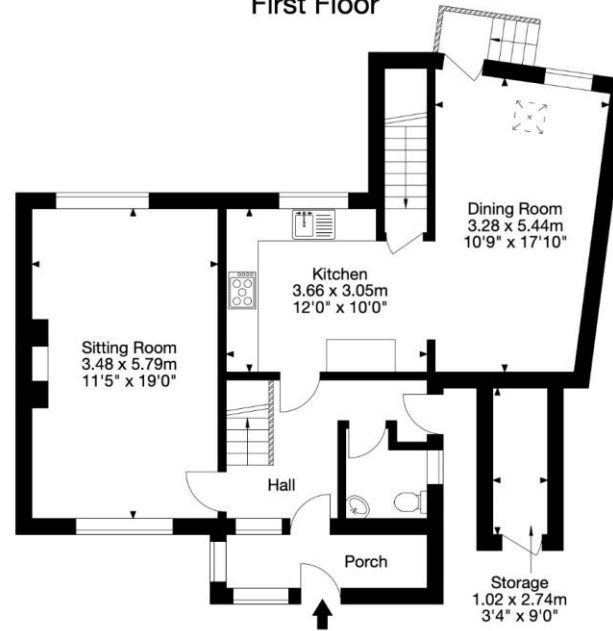
82 Bay Tree Road, Bath BA1 6NF
 Gross Internal Area (Approx.)
 Main House = 151 sq m / 1,625 sq ft
 (Excluding Undercroft and Storage)



First Floor



Lower Ground Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
		71	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

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