



End of terrace two bedroom house with parking

79 Upper East Hayes, Bath, BA1 6LR

Leasehold



Entrance hall • Cloakroom • Kitchen/living/dining room •
Two double bedrooms • Bathroom • Rear courtyard
garden • Private garaged parking space

Description

Number 79 is the end of one of four terraced houses constructed in 2014. The accommodation is light and airy and the kitchens and bathrooms have been done to a good specification.

The property is entered into a good size entrance hall with downstairs cloakroom. The fitted kitchen is supplied by Sheraton and incorporates an integrated dishwasher and washing machine with Maia work surfaces over. There is also a Neff oven, fridge, induction hob and a polished limestone floor. The ground floor flooring is largely engineered oak over underfloor heating in the living/dining room and there is access via double doors to the rear courtyard garden.

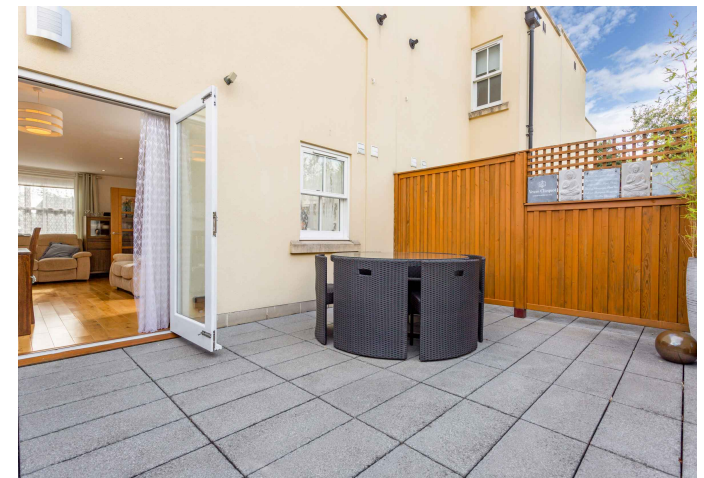
On the first floor are two excellent size double bedrooms both with attractive outlooks. There is a family bathroom which comprises bath with shower over, basin and WC. The upper floor is carpeted and the bathroom and cloakroom are Porcelanosa.

Externally

The house has the added benefit of a private garaged parking space with a turntable for easy exit and a rear courtyard garden.

Agents note

There is the residue of a 10 year LABC warranty on the property and the property has been nominated for an LABC award.





Situation

79 Upper East Hayes is situated just off the London Road on the eastern side of Bath close to Larkhall village.

The house is approximately 1 mile from the Guildhall in Bath and is also ideally situated for access to the M4 motorway at junction 18 (approximately 9 miles). Bath enjoys international acclaim for its Georgian architecture and Roman heritage and offers a wide variety of cultural, leisure and business amenities along with excellent restaurants and shops.

There are very well-regarded schools nearby in both the state and private sectors, and nearby sporting facilities include the nearby Racecourse, Lansdown Golf Club and Lansdown Tennis/Squash Club and The Rec in the city centre provides the home ground to Bath Rugby.

Services

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Bath & North East Somerset

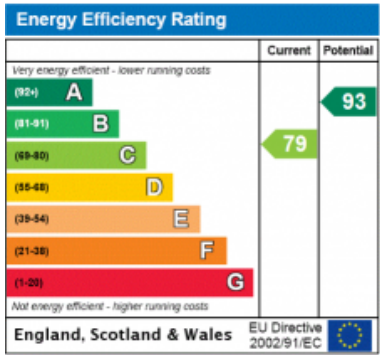
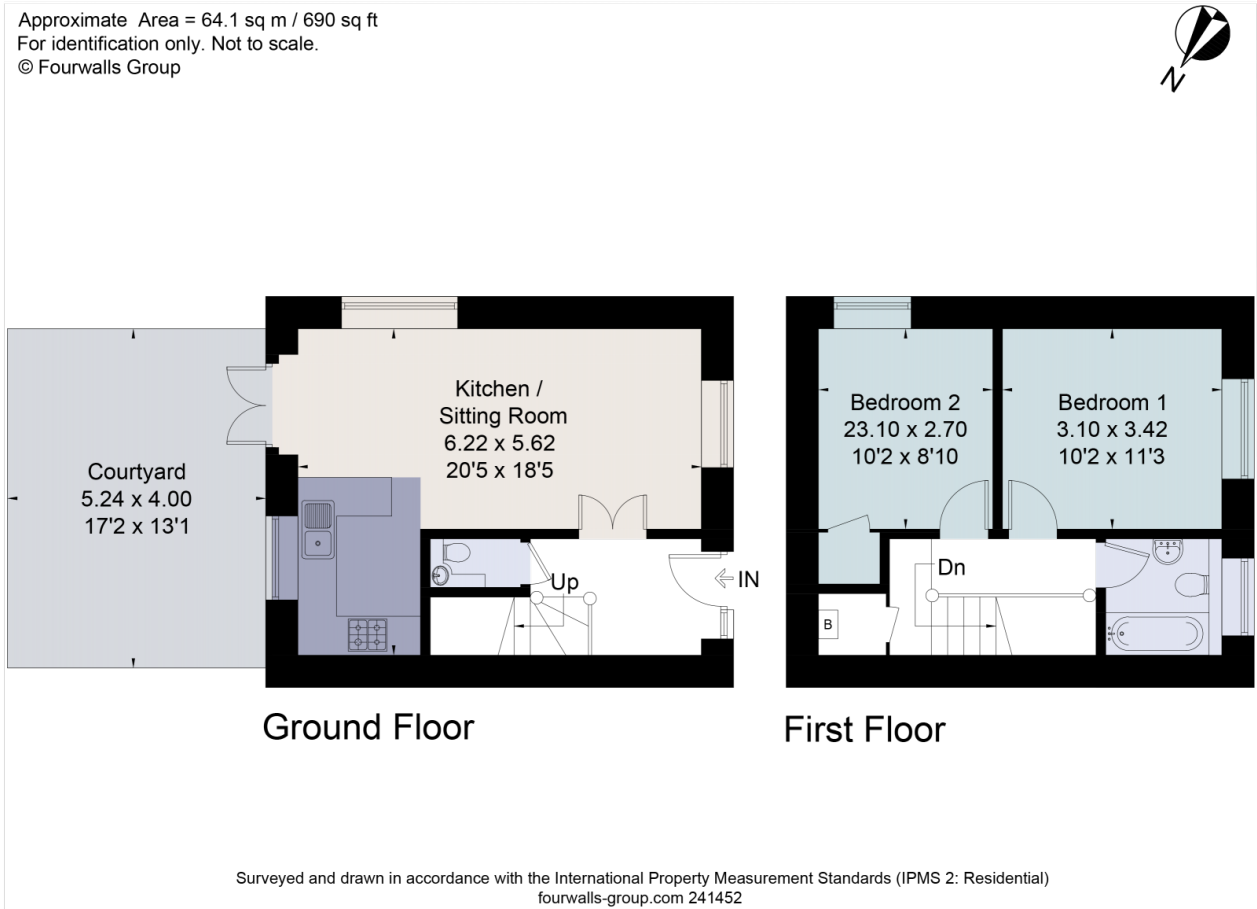
Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





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