



Cheltenham Street, Somerset, BA2

£800,000 *Freehold*

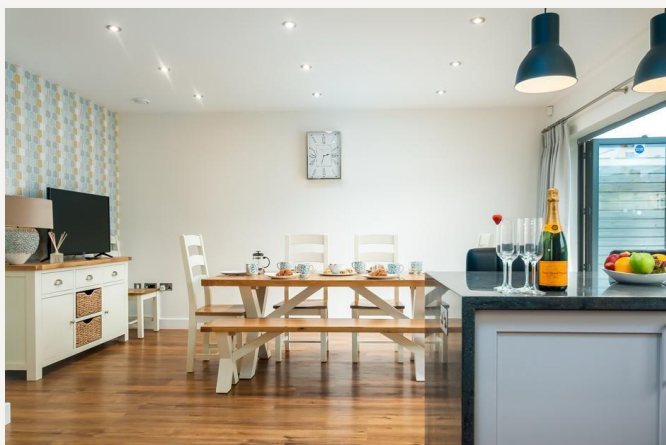
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Number 36 is a fantastic townhouse constructed by local developers Greensky Developments who specialise in high quality design and finishes. Clad in Bath stone it offers versatile accommodation over three floors.

Once inside, you are greeted by a spacious entrance hall with cloakroom/utility room adjacent. The kitchen/dining room is to the rear

KEY FEATURES

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Bath

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of the property and is exceptionally well designed and laid out. There is access to the garden via bi-folding doors.

On the first floor is the main living room to the front with feature fireplace. There are two excellent size bedrooms to the rear, with bedroom 1 having an en suite shower room.

The second floor comprises two further double bedrooms, the family bathroom and the study or small 5th bedroom if needed. There is access to a terrific roof terrace with easterly views across Bath.

Outside

With the access on ground floor level, the garden has been cleverly landscaped and is ideal for outside dining and entertaining. Artificial grass has been used to keep the area low maintenance and there is a wonderful seating area. The property also has the benefit of an excellent size garage.





ROOM DESCRIPTIONS

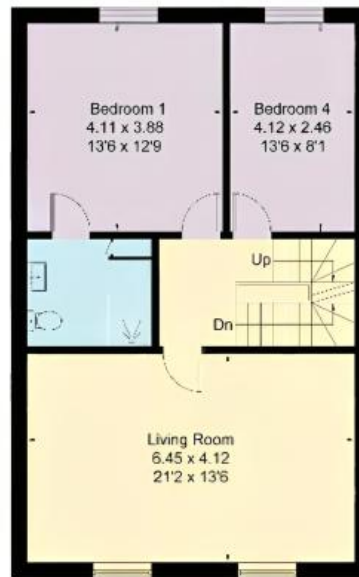
MATERIAL INFO

Tenure: Freehold
Council Tax Band:
EPC rating: A

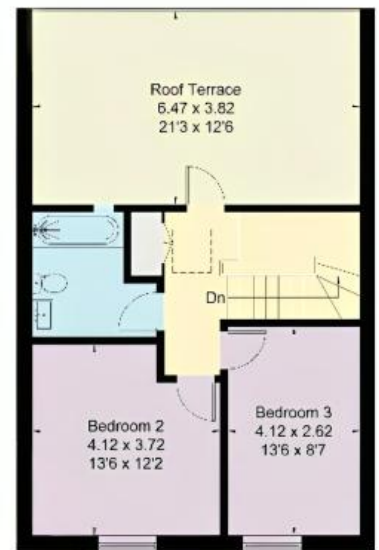
Approximate Area = 156.4 sq m / 1,683 sq ft
 Garage / Store = 17.3 sq m / 186 sq ft
 Total = 173.7 sq m / 1,869 sq ft
 Including Limited Use Area (1.4 sq m / 15 sq ft)



Ground Floor



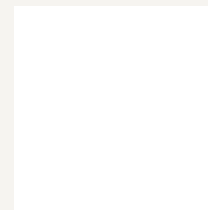
First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BAT250145>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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