

£325,000

Council Tax Band: B
Energy Efficiency Rating: TBC

Long Hay, Bath, BA2 1EL.

Home Estate Agents are favoured with instructions to market this phenomenal two double bedroom stone built semi detached property situated in a highly sought after cul de sac location and believed to date from the 1930s. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.









Home Estate agents are favoured with instructions to market this phenomenal two double bedroom stone built semi detached property situated in a highly sought after cul de sac location and believed to date from the 1930s. The benefits include gas heating, double glazing and a private driveway.
The property briefly comprises a hall, lounge, kitchen/dining room, landing, two double bedrooms and a bathroom.
Externally, there is a private driveway and areas of patio to the front. To the rear, the garden is laid mainly to lawn with patio areas, a useful shed and some rather spectacular views.
Long Hay Close is a highly desirable tree lined cul de sac which was constructed during a golden era of high quality pre-war building in the 1930s. The views from the entire street are quite astonishing and are panoramic across the Lansdown Slopes.
The shops and cafés of Moorland Road are within easy reach. Local restaurants include The Moorfields and Café 84. There is also a Costa Coffee quite nearby. Various new gyms have opened up in the area.
The property offers excellent access to the city centre, the Universities and Bristol beyond.
Phone 01225 463006 to arrange an internal inspection.

Entrance Hall:
Ornamental UPVC part double glazed front door, window over, radiator, engineered wooden laminate flooring, period style banister, electric meter and fuse box, stairs rising to first floor level.

Lounge: 4.08m x 3.18m
UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, radiator, fireplace feature, engineered wooden laminate flooring, pleasant south facing aspect towards street.

Kitchen/Dining Room: 5.04m MAX x 2.69m MAX
Wooden part double glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator, range of base mounted units, 1½ bowl composite sink drainer unit with mixer tap, integrated cooker hood, integrated dishwasher, plumbing for washing machine, real wooden worktops, Worcester gas boiler (app controlled), understairs cupboard contains gas meter, pleasant aspect towards garden, spectacular panoramic views.

First Floor Landing:
UPVC double glazed window to side aspect, radiator, loft access, period style banister, period style doors to all rooms.

Bedroom: 4.15m x 3.14m
UPVC double glazed window to front aspect, radiator, built in cupboard, picture rail, pleasant south facing aspect towards street.

Bedroom: 3.14m x 2.69m
UPVC double glazed window to rear aspect, radiator, open fronted cupboard, spectacular panoramic views.

Bathroom:
UPVC double glazed window to side aspect, ornamental radiator, wash basin, panelled bath with shower over, WC, wall tiles, ornamental floor tiles.

Parking:
Private driveway.

Front Garden:
Laid mainly to driveway with south facing patio areas.

Rear Garden:
Laid mainly to lawn with areas of patio, well maintained timber fencing, side pedestrian access, garden shed, spectacular panoramic views.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

£325,000

10 Long Hay Close
Bath
BA2 1EL

Call now, visit us in branch or go online to book your viewing.

01225 463006

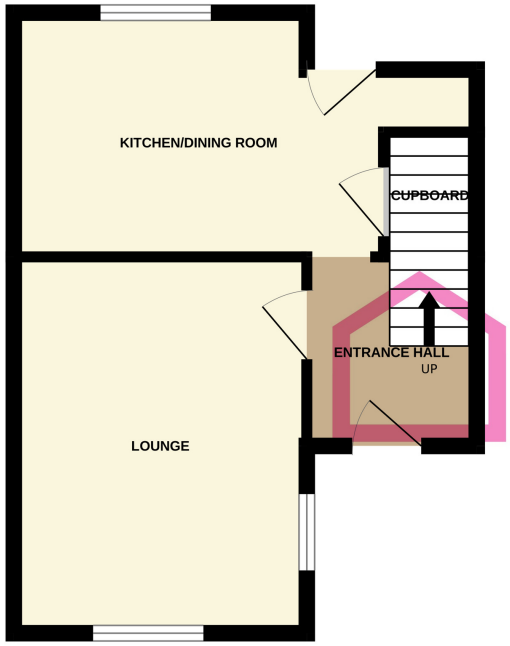
sales@ahea.co.uk

@at_home_bath

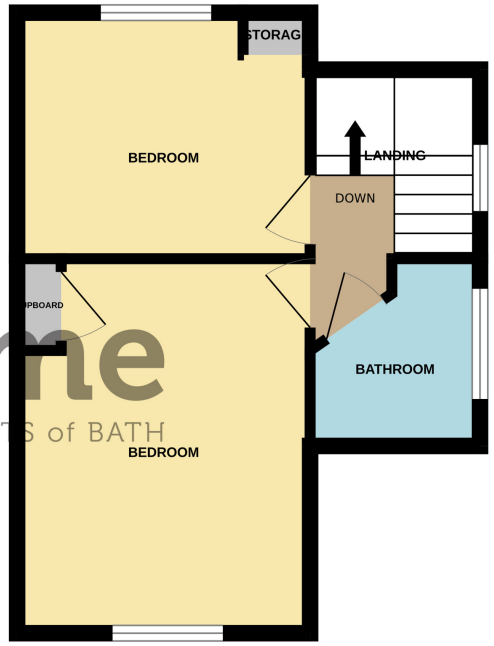
@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL

Home
ESTATE AGENTS of BATH

GROUND FLOOR



1ST FLOOR



Home
ESTATE AGENTS of BATH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

DISCLAIMER
Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801