

st marksplace

larkhall, bath



Shepperton

HOMES



Bath Regarded as one of Europe's most elegant cities, Bath enjoys UNESCO World Heritage status. A truly unique city famous for its Georgian streets and crescents, Roman baths and hot springs and set in the backdrop of rolling hills and stunning countryside.

Bath has much to offer its residents and visitors with many specialist shops and boutiques, parks and galleries and an astonishing array of restaurants which all help to give Bath its distinctly European atmosphere.

With excellent transport links to London, Bristol and beyond, for many Bath is a beautiful and unforgettable place to visit and, for its residents, a wonderful place to live.

cityofbath



Larkhall Situated in the North East of the city, Larkhall is famous for its Victorian terraces and community feel. The district began to develop in the early 19th century to house the working population of the city.

Today, Larkhall's residents enjoy its village atmosphere with an excellent range of community based facilities, schools, shops, cafes and even a small theatre.

larkhall

st marksplace

The site A development of 5 exciting properties in the heart of the established residential area of Larkhall. In an elevated position, many of the properties command excellent views across the Avon Valley and beyond.

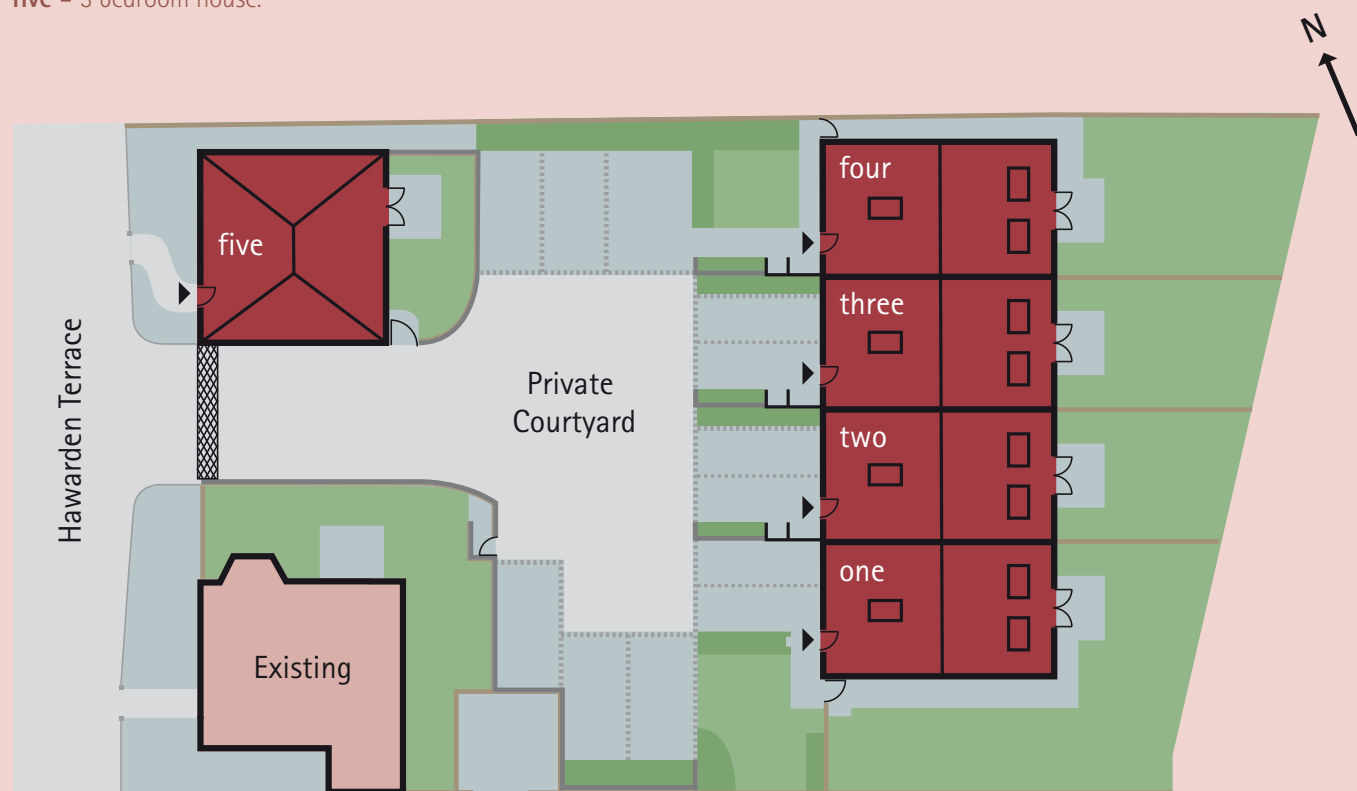
Externally, the properties have been constructed in natural Bath stone which provides the seamless golden colour which has helped make Bath architecture world famous.

Timber sash windows, stone copings and parapets all add to the distinctive and elegant architecture of these properties.

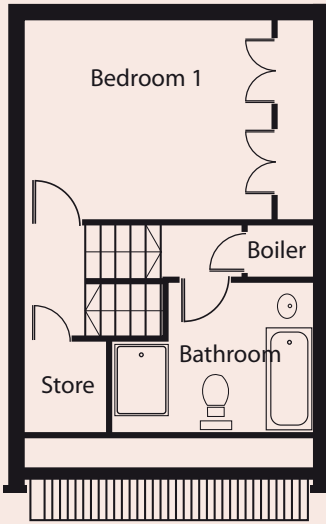
Set around a central private courtyard with landscaping, each property is built to an exceptionally high specification and offers versatile family accommodation with South facing private gardens and parking.

one to four - 3 bedroom house.

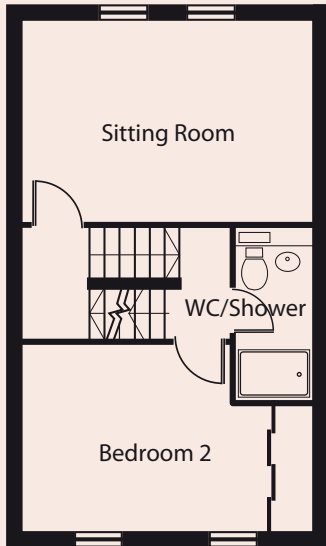
five - 3 bedroom house.



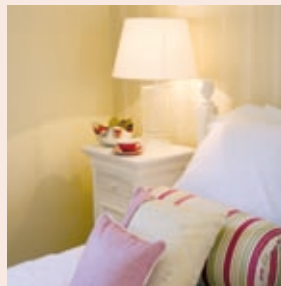
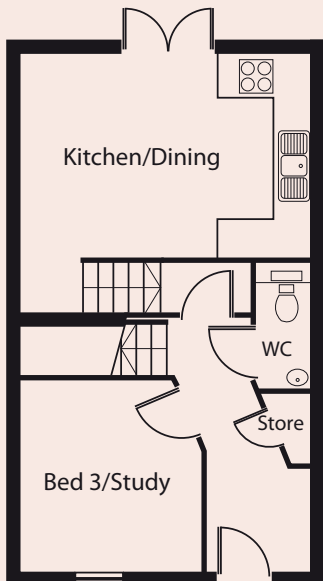
Second Floor Plan



First Floor Plan



Ground Floor Plan



one to four

A terrace of four properties constructed in beautiful Ashlar Bath stone. The front elevation of these homes reflects the traditional architecture of Bath.

Each house is set over 3 floors and served by a central staircase which provides exciting and versatile family accommodation.

Ground

Kitchen/Dining	15' 4" x 10' 6"	(4.67m x 3.19m)
Bedroom 3/Study	9' 6" x 9' 10"	(2.90m x 2.99m)

First

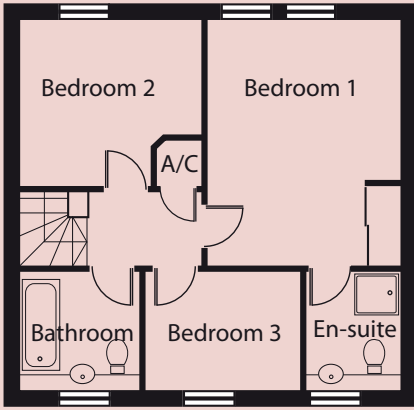
Sitting Room	15' 4" x 10' 6"	(4.67m x 3.19m)
Bedroom 2	15' 4" x 9' 10"	(4.67m x 2.99m)

Second

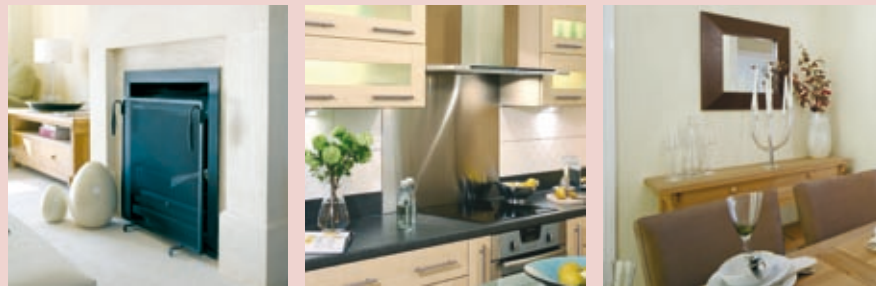
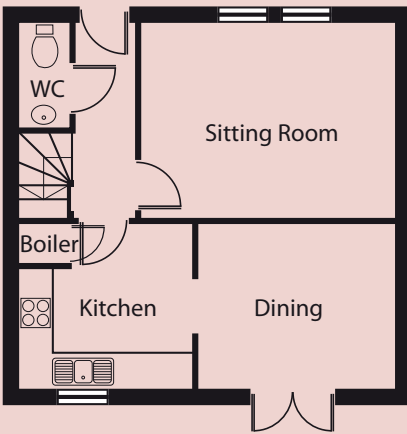
Bedroom 1	15' 4" x 10' 6"	(4.67m x 3.19m)
-----------	-----------------	-----------------

one to four

First Floor Plan



Ground Floor Plan



Ground

Sitting Room	14' 10" x 11' 5"	(4.53m x 3.49m)
Kitchen	10' 1" x 9' 6"	(3.06m x 2.90m)
Dining	11' 6" x 9' 6"	(3.52m x 2.90m)

First

Bedroom 1	11' 0" x 14' 2"	(3.37m x 4.32m)
Bedroom 2	10' 7" x 9' 7"	(3.22m x 2.92m)
Bedroom 3	8' 10" x 6' 9"	(2.69m x 2.07m)

five

A detached 3 bedroom family home arranged over 2 floors with private garden and parking.

Constructed in traditional Ashlar Bath stone, with features such as, timber sash windows and clay roof tiles to complement the surrounding architecture.

five



St Marks, Specification

Each home has been built to the highest standard and specification, with carefully selected fixtures and fittings to complement and enhance the properties.

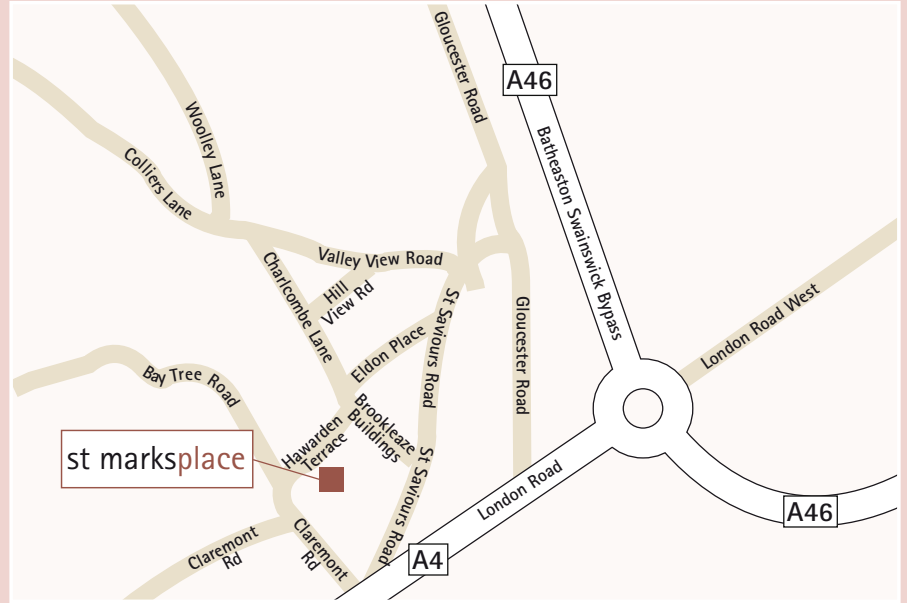
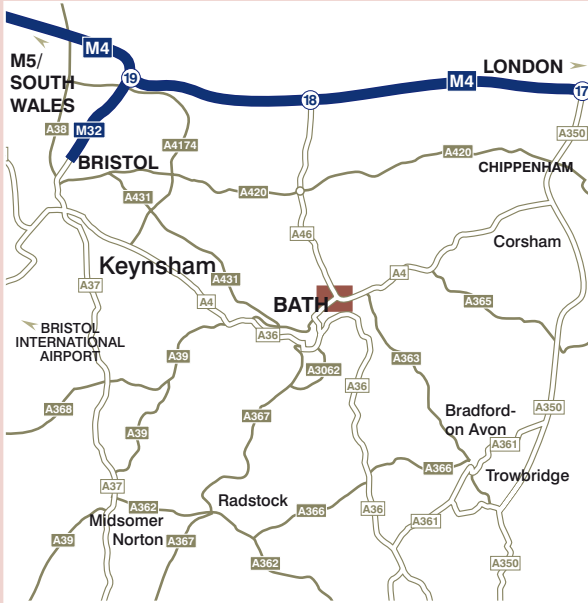
Externally, natural Ashlar Bath stone has been used, with timber sash windows, stone canopies and hidden gutters.

With their innovative design and specification these homes provide the very best of living standards for you to enjoy.

Some of the main features of these properties include:-

- A rated energy efficient Powermax boiler for central heating and hot water.
- TV distribution points to all rooms.
- Paula Rosa kitchen with fully integrated Bosch appliances.
- Luxurious bathrooms and en-suites with chrome fittings, towel rail and thermostatic shower.
- Ceramic tiling and electric underfloor heating to all bathrooms and en-suites.
- Decorative cornices to main rooms.
- Integral wardrobes to main bedrooms.
- Timber sash windows with sealed double glazed units.
- Velux windows with integral blinds.

st marksplace



sheppertonhomes.com



Registered developer

Shepperton



HOMES

Carriage Court
28 Circus Mews
Bath
BA1 2PW
t: 01225 422569

MISREPRESENTATION These particulars are set out as a general guide only, their accuracy cannot be guaranteed, and they do not constitute any part of a contract. You should satisfy yourself as to the correctness of all statements before entering into any agreement. Shepperton Homes nor their employees have any authority to give any representation or warranty in relation to this property. Please note illustrations are for illustrative purposes only. All materials, finishes and fittings to be confirmed with the sales advisor. January 2008