



Otago Terrace, Bath, BA1 6SX

welcome to

Otago Terrace, Bath

A beautifully presented, two-bedroom mid terraced Victorian house located in the hugely popular residential area of Larkhall.





Ground Floor

First Floor

Living Room

12' 4" x 10' 1" Max (3.76m x 3.07m Max)

Dining Room

13' 4" x 11' 1" Max (4.06m x 3.38m Max)

Kitchen

11' 4" x 13' 5" (3.45m x 4.09m)

Utility Room

5' 1" x 7' 3" (1.55m x 2.21m)

Bedroom One

12' 3" x 12' 7" (3.73m x 3.84m)

Bedroom Two

13' 4" x 8' 4" Max (4.06m x 2.54m Max)

Bathroom

11' 4" x 7' 4" Max (3.45m x 2.24m Max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Otago Terrace, Bath

- Highly sought-after location
- Beautifully presented throughout
- Two double bedrooms
- Upstairs bathroom with bath and shower
- Terraced rear garden with decking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 990 years from 18 Dec 1888. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£495,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105167



Property Ref:
LAR105167 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk