



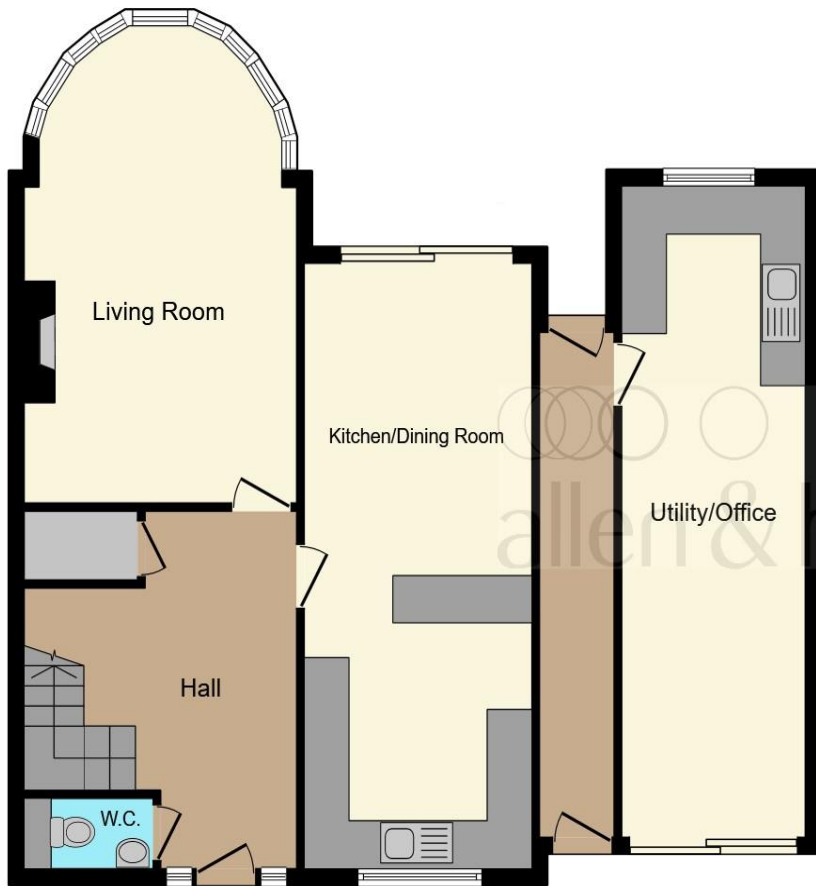
Meadow Park, Bathford, Bath, BA1 7PY

welcome to

Meadow Park, Bathford, Bath

Allen & Harris are excited to bring to market this three bedroom semi-detached family home which is situated in a favoured development, affording working from home space from the converted garage and gorgeous views, set on the north eastern fringes of the City of Bath.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

20' 2" Into Bay x 11' 10" Into Alcove (6.15m Into Bay x 3.61m Into Alcove)

Kitchen/Dining

24' 9" x 9' 11" (7.54m x 3.02m)

Utility Room/Study

26' 4" x 7' 11" (8.03m x 2.41m)

Landing

Bedroom 1

13' 11" x 11' 9" Into Alcove (4.24m x 3.58m Into Alcove)

Bedroom 2

9' 11" x 14' 3" (3.02m x 4.34m)

Bedroom 3

14' Into Alcove x 10' 1" (4.27m Into Alcove x 3.07m)

Bathroom

Front Garden

Rear Garden

Parking - Driveway

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

welcome to

Meadow Park, Bathford, Bath

- Semi-detached family home
- Three bedrooms plus Utility/Office
- Just under 1500 square foot in size
- Highly sought-after location
- Off street parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 990 years from 29 Sep 1964. 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

£550,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR104208



Property Ref:
LAR104208 - 0003

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



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