



Heather Rise, Bannerdown Road, Batheaston, BATH, BA1 7PL

welcome to

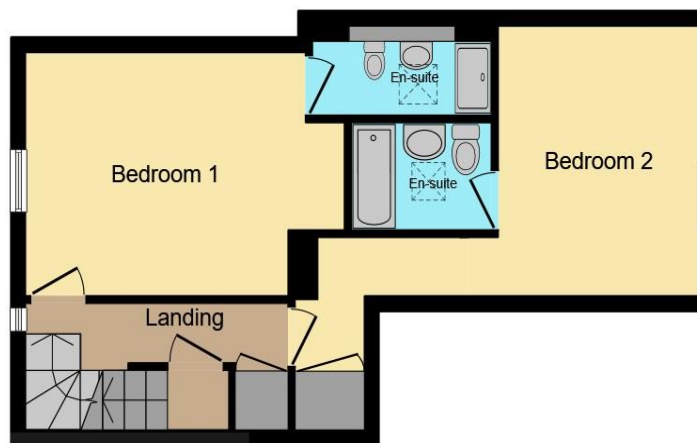
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Showhome condition for this wonderful home! Tucked away behind a gated entrance you will find this absolute gem, You must view this one to appreciate all that is on offer.

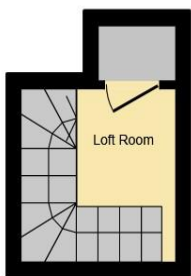




Ground Floor



First Floor



Second Floor

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Entrance Hall

Cloakroom

Living Room

13' 3" x 18' 6" (4.04m x 5.64m)

Kitchen

10' 11" Into recess window x 9' 10" Into furthest wall (3.33m Into recess window x 3.00m Into furthest wall)

Utility Room

Bedroom One

14' 11" Into recess x 11' 11" (4.55m Into recess x 3.63m)

En Suite

Bedroom Two

13' 4" x 10' 10" (4.06m x 3.30m)

En Suite

Outside

Patio Area

Communal Gardens

Two Allocated Car Spaces

Communal Storage

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

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- Approached via electric gates
- Showhome presentation throughout
- Ideal first home or great downsizing opportunity
- Master Ensuite plus additional bathroom
- Two generous bedrooms

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£420,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105418



Property Ref:
LAR105418 - 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.

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allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



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



allenandharris.co.uk