



WentWorth  
Estate Agents



# 120 Lymore Avenue, Bath, BA2 1AX

- End-Terrace Period Home
- No Onward Chain
- Two Reception Rooms
- Kitchen
- Three Double Bedrooms
- Family Bathroom
- Level Rear Garden
- EPC Rating -

Price guide £400,000

## Location

Lymore Avenue can be found on the southern side of Bath. Amenities are located in both Bear Flat and Oldfield Park. Oldfield Park itself has a range of shops and amenities including a supermarket, cafe, bank and post office. Local schools include Oldfield Infant School, Oldfield Junior School and Hayesfield Girls School. The World Heritage City of Bath offers a diverse range of restaurants, shops and cultural opportunities including the Bath Spa, the Theatre Royal, Pump Rooms, and the Abbey amongst others. Bath Spa railway station provides a main line link with London Paddington, as well as Wales and the South West. The M4 motorway is also accessible at junction 18, as is the A4 to Bristol.

## Internal Description

Once inside there is a entrance hall with stairs leading up to the first floor. Off to the left is an open plan living/dining room. The living room is to the front with bay window and feature fireplace, whilst the dining room sits centrally in the property. Wooden flooring runs between both rooms. To the rear of the ground floor is the kitchen. This has a range of wall and base units with laminate rolled work tops, inset sink unit, built in hob, oven and fridge freezer. There is also plumbing for a washing machine and door providing access into the rear garden.

On the first floor you will find the family bathroom and two double bedrooms. The family bathroom has both a shower cubicle and panelled bath, along with a w.c and wash hand basin. The principle bedroom is to the front offering ample space spanning with width of the property.

On the second floor the loft has been converted to create a third double bedroom with velux windows to the front and rear.

## External Description

To the rear you have enclosed level garden mainly laid to lawn. This is bound by fencing and a low wall and also has a raised bed up the left hand boundary and mature tree to the rear.

## Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

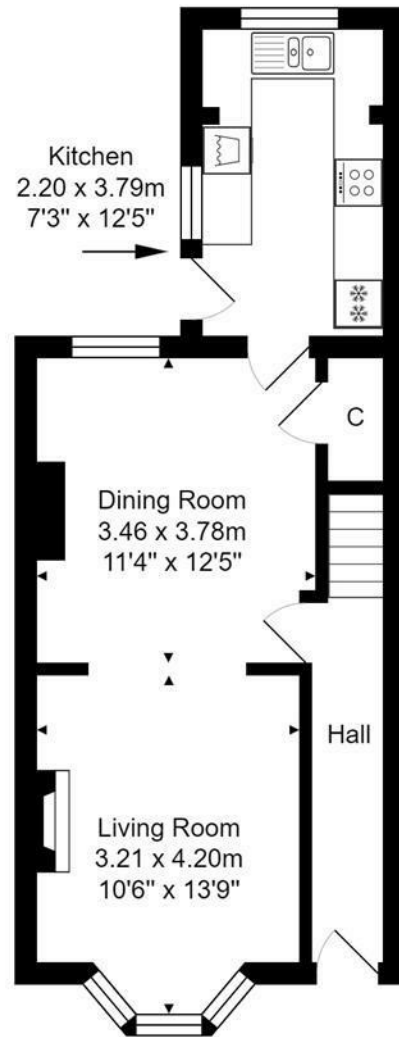
## Additional Information

Tenure - Freehold

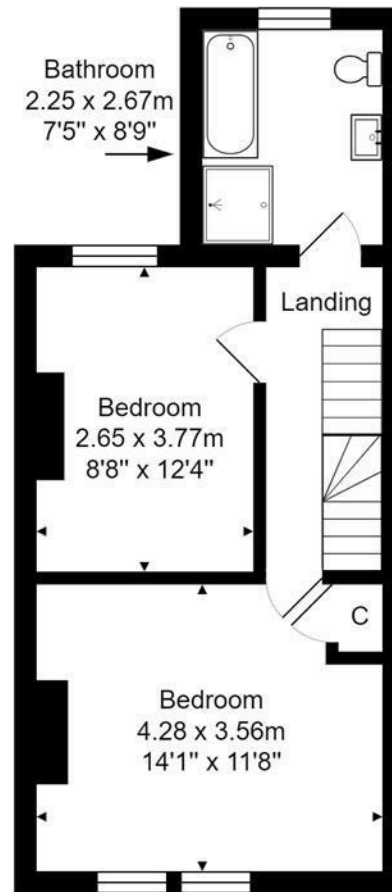
Council Tax Band - C

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

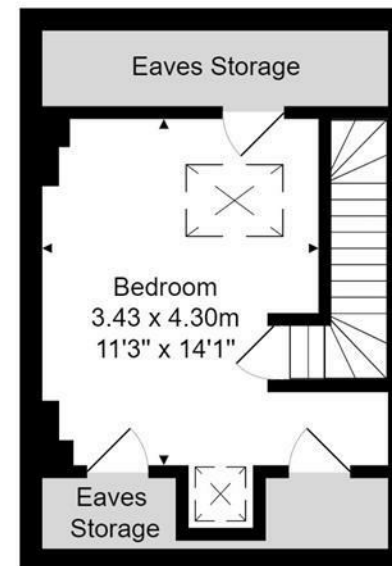




Ground Floor  
Area: 42.3 m<sup>2</sup> ... 455 ft<sup>2</sup>



First Floor  
Area: 38.8 m<sup>2</sup> ... 418 ft<sup>2</sup>



Second Floor  
Area: 19.1 m<sup>2</sup> ... 205 ft<sup>2</sup>

Total Area: 100.2 m<sup>2</sup> ... 1078 ft<sup>2</sup> (excluding eaves storage)



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|   |         | EU Directive 2002/91/EC |

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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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

[www.epcassessments.co.uk](http://www.epcassessments.co.uk)



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