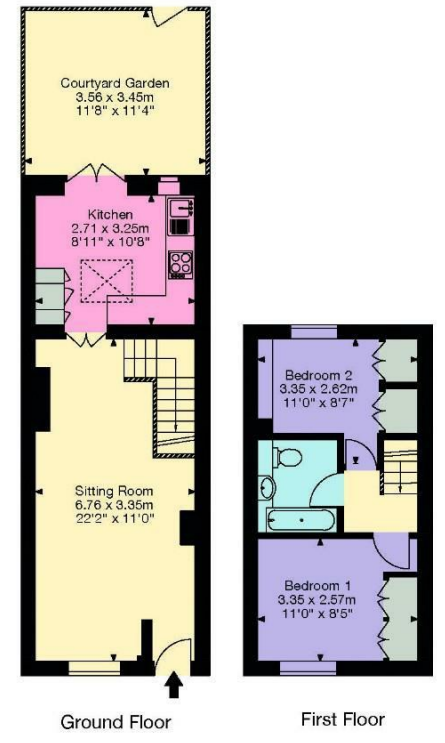


18 Dafford Street, Bath BA1 6SW
 Approx. Gross Internal Area
 Total area = 55 sq m / 596 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(91-95) A	(81-90) B	(91-95) A	(81-90) B
(81-90) B	(71-80) C	(81-90) B	(71-80) C
(71-80) C	(61-70) D	(71-80) C	(61-70) D
(61-70) D	(51-60) E	(61-70) D	(51-60) E
(51-60) E	(41-50) F	(51-60) E	(41-50) F
(41-50) F	(31-40) G	(41-50) F	(31-40) G
(31-40) G	(21-30) H	(31-40) G	(21-30) H
(21-30) H	(11-20) I	(21-30) H	(11-20) I
(11-20) I	(1-10) J	(11-20) I	(1-10) J



- KEY**
- Kitchen
 - Living Area
 - Bedroom
 - Bathroom
 - Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
 happytohelp@zestlovesproperty.com
 01225 481010

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

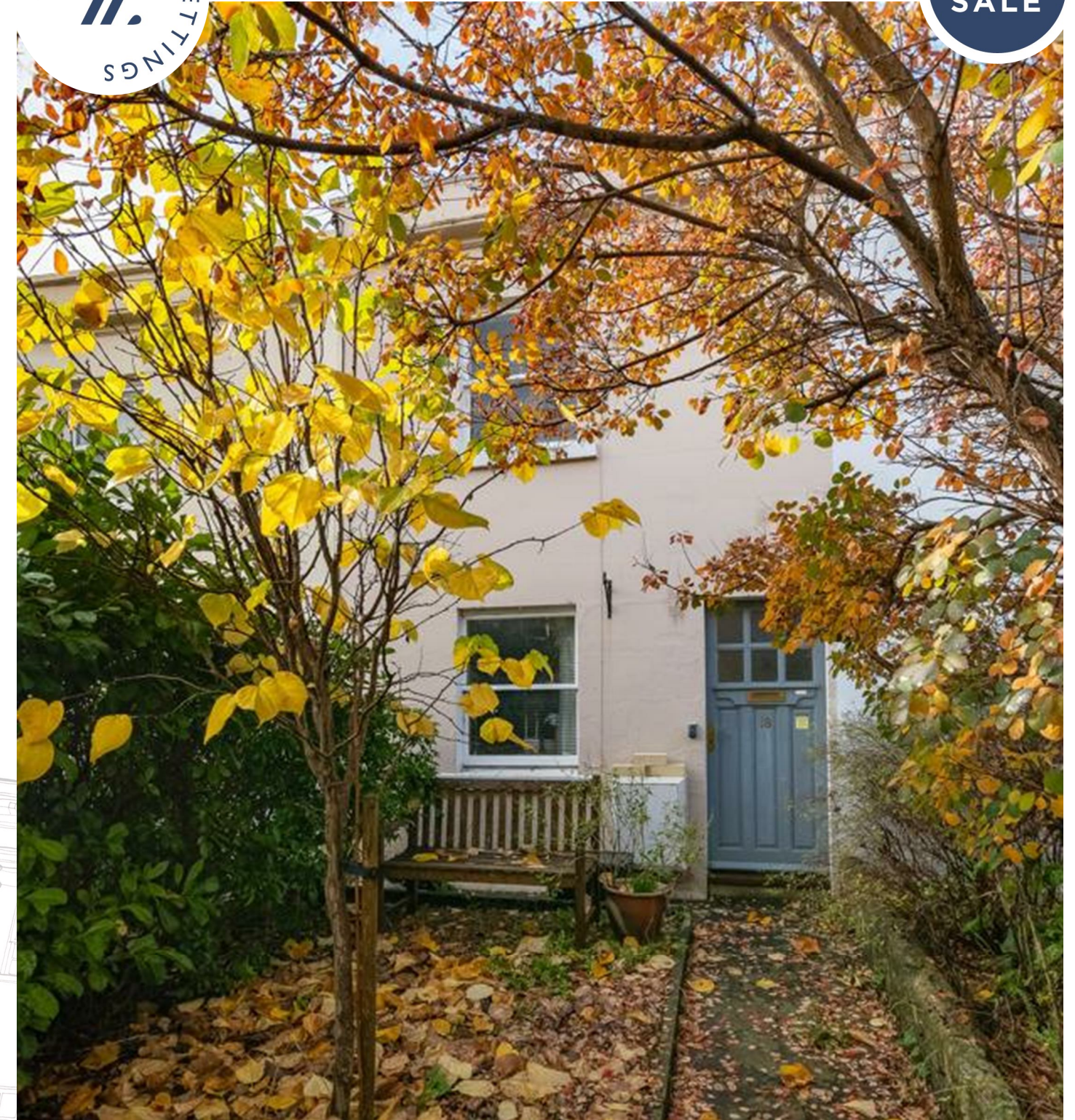
ZEST ESTATE AGENTS

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

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 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



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**DAFFORD STREET, BATH
 BA1 6SW**
 2 BEDROOM HOUSE - MID TERRACE

**OFFERS IN EXCESS OF
 £300,000**

- A quaint Grade II Listed Georgian home
- Within the heart of Larkhall, cash buyers only
- Pretty front garden and rear courtyard garden
- Lounge/diner with separate kitchen
- 1 double bedroom, 1 single bedroom and family bathroom
- Leasehold, council tax band B, EPC exempt



DESCRIPTION

Hidden away in the heart of the beautiful village of Larkhall you will find this two-bedroom Grade II Listed Georgian terrace. The property offers a spacious living/dining room and a separate kitchen which has been recently renovated. There is a small courtyard garden just off the kitchen which provides useful rear access to the terrace as well as a front garden leading into the property. Upstairs, you will find the principal bedroom, a single bedroom overlooking the rear of the property and family bathroom in between both rooms.

LOCATION

Larkhall offers frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers,

deli, Co-op, three public houses, pet shop, takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

TENURE

LEASEHOLD

Freeholders: BANES

1000 years from 1982

Ground rent - peppercorn

