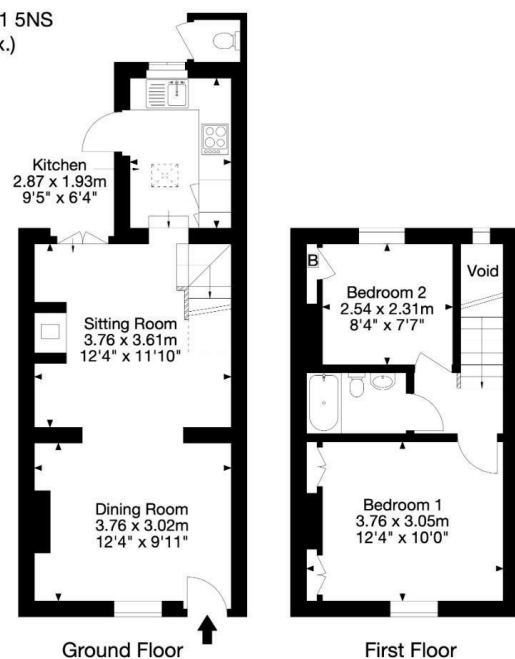


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

9 Clarence Street, Bath BA1 5NS  
Gross Internal Area (Approx.)  
58 sq m / 630 sq ft



Copyright Property Marketing 2019. Drawn to RICS guidelines. Not drawn to scale. Plans for information only. All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

**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.

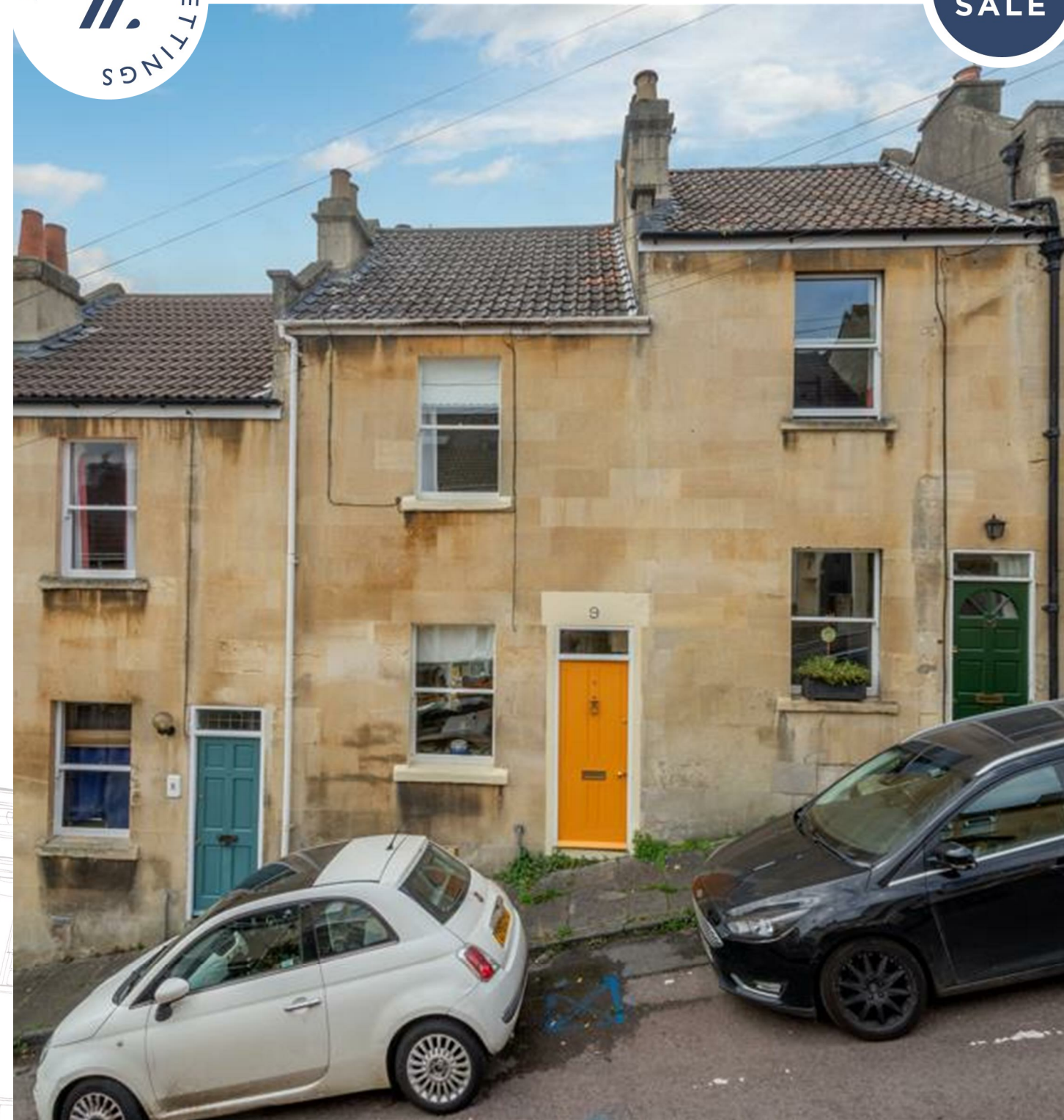
**ZEST ESTATE AGENTS**

1A MILE END  
LONDON ROAD  
BATH  
BA1 6PT

T: 01225 48 10 10  
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



**CLARENCE STREET, BATH  
BA1 5NS**

**GUIDE PRICE  
£440,000**

**2 BEDROOM HOUSE**

- A charming 2 bedroom period property. No onward chain.
- Well equipped Kitchen opening onto the decking and rear garden.
- On street permit parking.
- Open plan living/dining room with log burner.
- Enclosed private mature garden and seating areas. Undercroft currently used as a potting area.
- Freehold, EPC rating D, Council tax band C



**Description**  
 A charming 2 bedroom property benefiting from period features such as exposed wooden floorboards and sash windows. The accommodation comprises an open plan living room and dining room with double doors onto the decking, a log burner in the living room and period feature fireplace in the dining room, a well equipped graceful kitchen overlooking the mature garden. A principle bedroom with built in wardrobes, a further bedroom with garden views, bathroom with half bath. To the rear of the property there is the beautiful mature garden, with fruit trees, a patio and seating areas, a small potting room in the undercroft. On street permit parking.

**Location**  
 Clarence Street is situated in an elevated

position on the East side of Bath close to the River Avon and canal, Walcot Street, in the popular neighbourhood of Camden. Bath city centre is a short walk from the property, as is the thriving village of Larkhall, with its range of independent shops. Excellent schools are nearby in the form of Kingswood and The Royal High, along with St Stephens Primary School. Designated a Unesco World Heritage Site, Bath provides excellent leisure, cultural, and sporting opportunities including its popular theatre and premier ship Rugby club. The M4 is 10 miles from the city (junction 18). London (Paddington) from Bath Spa mainline station (journey time from 75 minutes) and Bristol Temple Meads station (journey time from 15 minutes).

