

23 Clarence Street, Bath BA1 5NS
Gross Internal Area (Approx.)
132 sq m / 1,420 sq ft



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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.

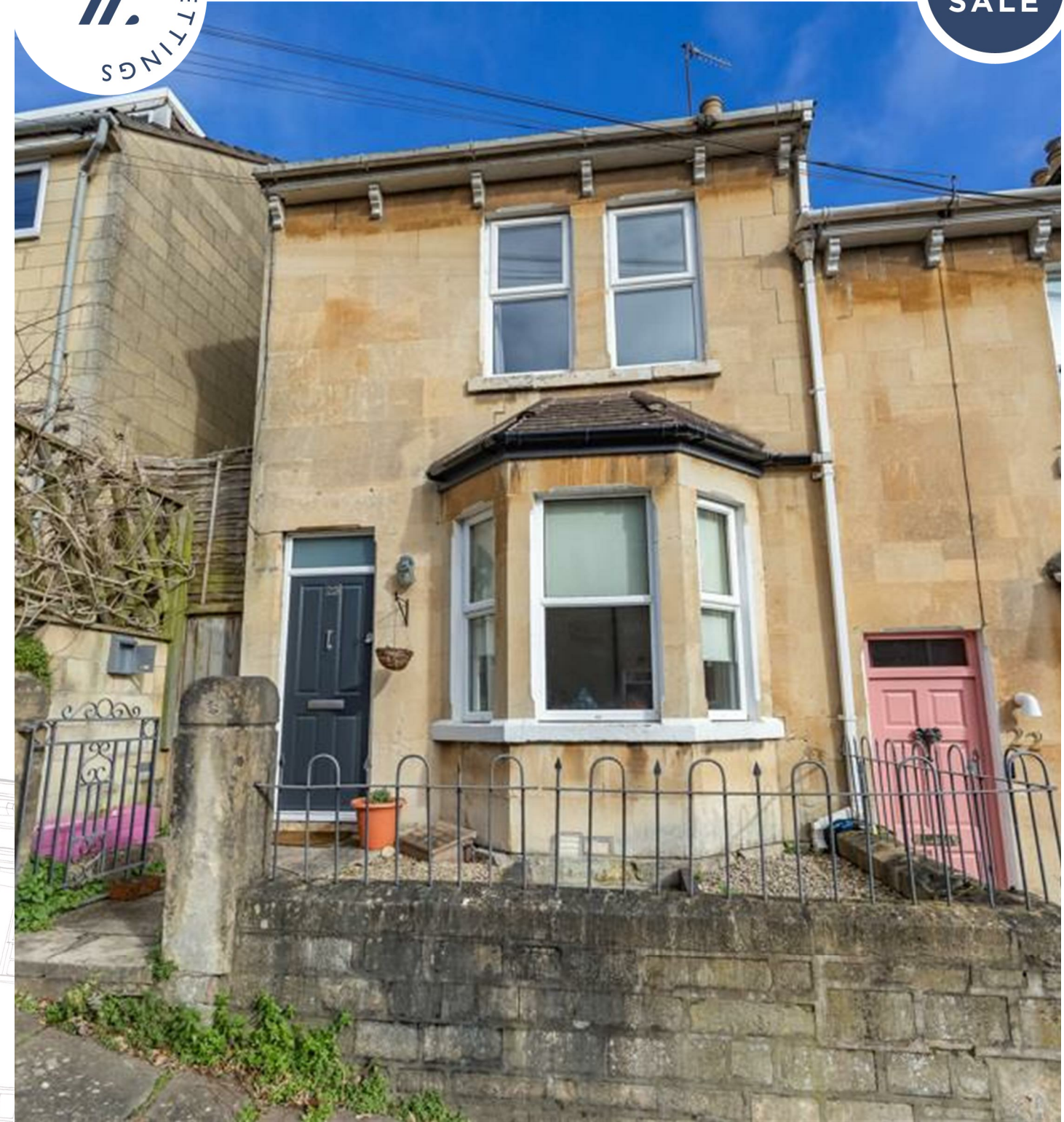
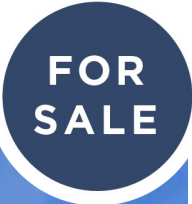
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**CLARENCE STREET, BATH
BA1 5NS**

**GUIDE PRICE
£649,500**

- A substantial Victorian family home plus a SELF CONTAINED ONE BEDROOM APARTMENT
- Main house, kitchen, dining room, living room, three bedrooms and a bathroom
- Within easy reach of the city centre with no onward chain
- One bedroom apartment with kitchen and bathroom - rented @£1200pcm
- Rear secure garden with far reaching views
- Council tax band, Flat - A, House - C, EPC rating E, Freehold



DESCRIPTION

An impressive Victorian end of terrace family home, having retained period features, set in an elevated position within easy reach of the city centre with southerly views from the garden. The main home offers a living room with a feature fireplace, dining room and a kitchen, all to the ground floor, whilst the first floor offers, two double bedrooms and a family bathroom. The property has benefited from a loft conversion which now offers another double bedroom with inbuilt storage. In addition to the main house there is a self contained one bedroom apartment situated within the lower ground floor, ideal for an independent relative or an additional income. To the rear of the property there is a secure garden mainly laid to patio with a beautiful view.

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 premiership 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).

LOCATION

