

FOR
SALE



01225 481010 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

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



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.

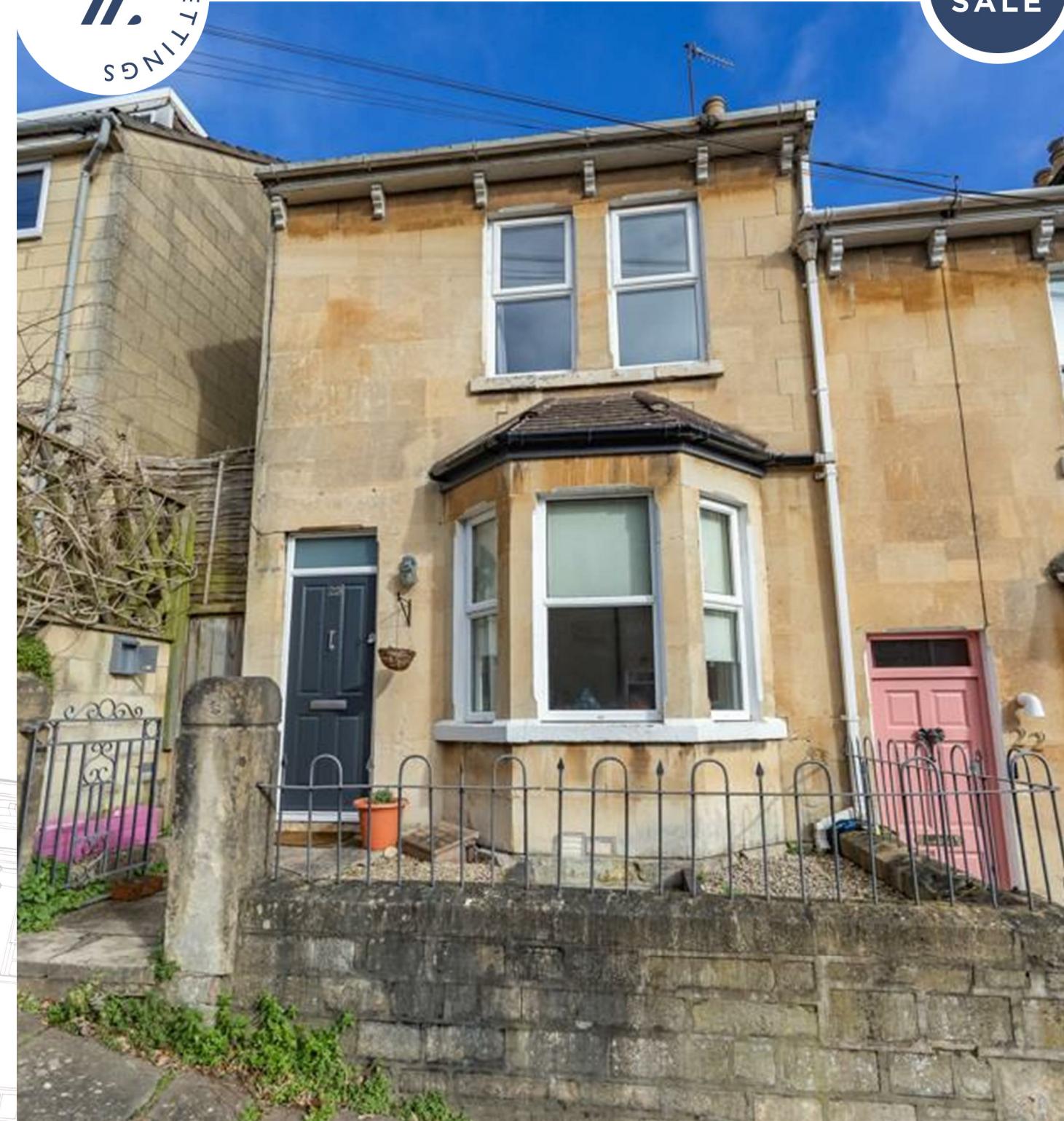
DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. 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

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CLARENCE STREET, BATH BA1 5NS

**OFFERS IN EXCESS OF
£600,000**

- A substantial Victorian period family home extended sympathetically over 4 floors
- Within easy reach of the city centre with no onward chain
- Council tax band, Flat - A, House - C, EPC rating E, Freehold
- This charming property which includes 4 bedrooms, 2 receptions, 2 bathrooms and an office/study with the space and flexibility for a large family group
- Rear courtyard garden with far reaching views of Bath



DESCRIPTION

An impressive and substantial Victorian period end terrace family home, retaining its period features and set in an elevated position. The ground room includes an Entrance Hall, Sitting room, offering a period fireplace, Dining room, offering a period fireplace and Kitchen. The first floor offers two Double bedrooms, both with period fireplaces and a large Family Bathroom. The second floor benefits from a loft conversion and offers a further Double bedroom with inbuilt storage. The lower ground floor, offers a further Double bedroom, an Office/Study and a Shower room. To the rear of the property there is a pretty garden, laid mainly with patio slabs, with beautiful views. In all this accommodation offers huge flexibility for a larger family group.

Clarence Street is situated in an elevated position on the East side of Bath close to the River Avon and canal and 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 (with a journey time from 75 minutes) and Bristol Temple Meads station (with a journey time from 15 minutes).

LOCATION