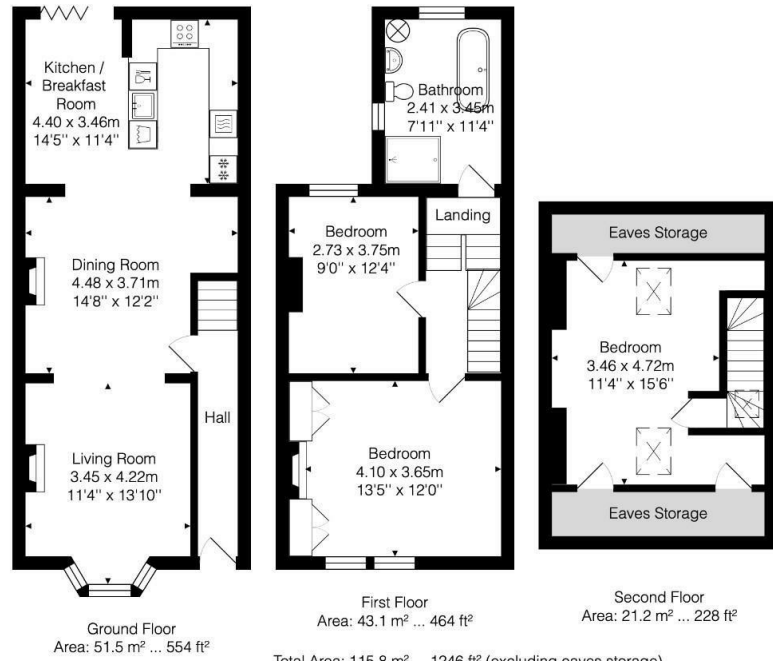


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-14) A			82
(15-17) B			
(18-20) C			
(21-23) D			54
(24-26) E			
(27-29) F			
(30-32) G			
Not energy efficient - higher running costs			
Endland & Wales		EU Directive	



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.epcasessments.co.uk

**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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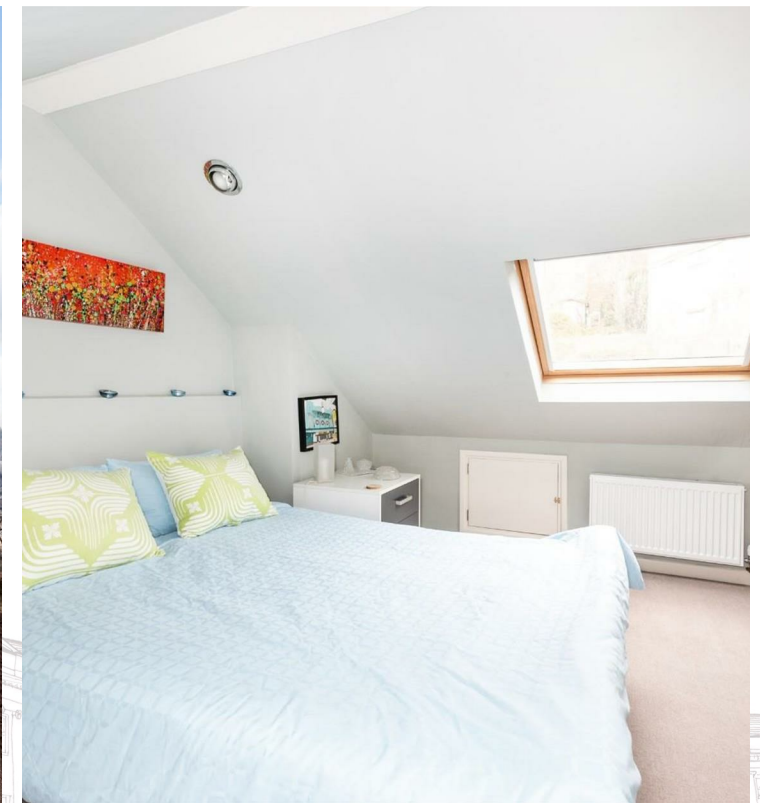


**PERA PLACE, BATH  
BA1 5NX**

**OFFERS IN EXCESS OF  
£580,000**

**3 BEDROOM HOUSE - TERRACED**

- Stunning Victorian family home with far reaching southerly views
- Three double bedrooms, family bathroom with separate shower
- Rear terraced garden with patio area, within a short walk of the city centre
- Living room with log burning stove, opening into dining room and kitchen
- Heat source pump, new radiators, reducing utility bill up to 60%
- Freehold. Council tax band C. EPC rating TBC. No onward chain.



#### DESCRIPTION

4 Pera Place is a beautiful Victorian property set in an elevated location with the most impressive far reaching views. This substantial family home is light and spacious with a welcoming feel and benefits from new features such as double glazing, new air-source heat pump and new radiators throughout the house, significantly reducing energy bills. At the same time it still benefits from period features such as exposed floorboards and sash windows. It is also a house of historical interest as it is the birthplace of Arnold Ridley - war hero, playwright and star of Dad's Army.

The accommodation comprises a living room with a south facing aspect and bay window, opening into a dining room and contemporary kitchen with induction hob, complimented by a log burning stove and oak parquet wood flooring on the ground floor. The first floor offers a principle bedroom with built in wardrobes, benefiting from the stunning outlook, a further double bedroom, family

bathroom with a separate shower and free standing bath. The upper floor provides a beautiful double bedroom with ample storage built into the eaves. To the rear of the property there is a terraced garden with patio area ideal for alfresco dining.

#### LOCATION

Pera Place is situated in an elevated position with spectacular southerly views over the Avon Valley and the city of Bath, 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