



**72 Dovers Park Bathford, Bath BA1 7UE**  
 Approx. Gross Internal Area  
 Main House - 93 sq m / 1,008 sq ft  
 Garage - 13 sq m / 143 sq ft  
 Garden Office - 4 sq m / 42 sq ft  
 Total Area - 110 sq m / 1,193 sq ft



Zest, 1a Mile End, London Road, Bath, BA1 6PT  
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**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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**DOVERS PARK, BATH  
 BATHFORD BA1 7UE**  
 3 BEDROOM HOUSE - DETACHED

**GUIDE PRICE  
 £525,000**

- An impressive detached family home with far reaching views, set within the sought after village of Bathford
- Three bedrooms, newly fitted bathroom and a cloakroom
- Off road parking for two vehicles and an integral garage
- Living room with access into the modern kitchen diner over looking the west facing garden
- Landscaped gardens to the front and rear, including a garden office, lawn and patio
- Freehold, EPC rating D. Council tax band E



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## DESCRIPTION

An impressive detached family home, situated in the sought after village of Bathford, a safe and quiet location within a short walk of the 'outstanding' primary school. This beautifully presented property provides light and spacious accommodation spread over two floors. The ground floor benefits from a good sized living room, a contemporary kitchen with dining area enjoying the far reaching views of open countryside, a cloakroom and access into the integral garage. The upper floor presents three bedrooms and a modern bathroom, flooded with light. To the front of the property there are is a newly paved drive providing parking for two vehicles and providing access to the garage. The rear of the property offers a terraced garden enjoying a newly paved terrace ideal for

alfresco dining, lawn, garden office and a children's play area.

## LOCATION

Set in attractive countryside, Bathford is a delightful village just 3 miles east of Bath with good access to the A4. The property is within walking distance of facilities including the primary school, the well regarded shop/café and the pub. Nearby are further amenities including a doctor's surgery, dentist, chemist and veterinary practice. The World Heritage City of Bath offers a full range of further facilities including excellent dining and shopping opportunities. As well as the outstanding primary school in the village, there is a further primary school in Batheaston and excellent secondary schools are within Bath. There are good transport links to London either via Junction 18 of the M4 or by rail

