

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		31	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**17 The Batch, Batheaston, Bath BA1 7DR**  
 Approx. Gross Internal Area  
 115 sq ft - 1,239 sq m



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

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.

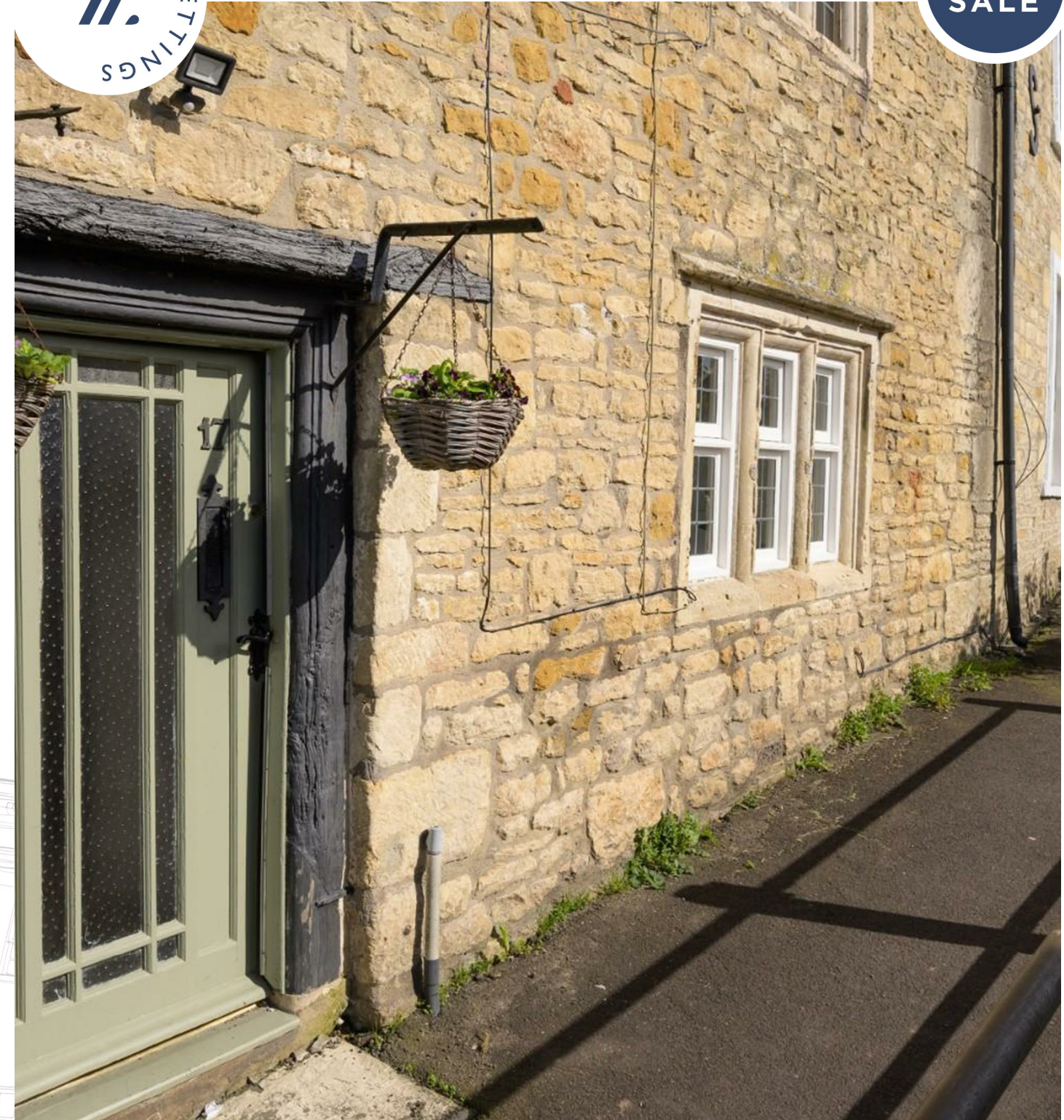
**ZEST ESTATE AGENTS**

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**THE BATCH, BATH  
 BATHEASTON BA1 7DR**  
 4 BEDROOM HOUSE

**GUIDE PRICE  
 £460,000**

- An exquisite Grade II Listed period property
- Characterful living room with a Inglenook fireplace and multi fuel burning stove
- Well equipped kitchen, four bedrooms, bathroom and a utility room
- Landscaped terraced garden with breathtaking views
- In the sought after village of Batheaston, 3 miles from Bath city centre
- Freehold. EPC rating F. Council Tax band C.



## DESCRIPTION

17 The Batch is an exquisite Grade II Listed property, dating back to 1627. This charming period home has been sympathetically updated over more recent years, having retained many of its period features such as stone mullion windows with window seats and exposed beams. The accommodation on the ground floor offers a generous living room with an impressive Inglenook fireplace, a well equipped kitchen overlooking the rear garden and a modern bathroom with a free standing bath. The first floor offers the principal bedroom, dual aspect, with a choice of far reaching views to the front or views over the rear garden, also to this floor there is a further bedroom which has planning permission to be converted into a bathroom. The upper floor offers a further two bedrooms. The rear courtyard can be accessed via the kitchen and the entrance hall, which in turn gives you access into the well equipped utility room. To the rear of the property there is a stunning 85ft garden, which has been lovingly landscaped

and now enjoys an array of mature trees, shrubs, plants and flowers. There is a patio area ideal for alfresco dining and a few outbuildings.

## LOCATION

Situated in the sought after village of Batheaston, north/east of Bath within a few minutes walk of the River Avon, ideal for kayaking and paddle boarding. Batheaston has a wide range of amenities including primary school, Spa grocery shop which incorporates a Post Office, coffee shop, Fish and Chip restaurant, Indian takeaway, hairdressers, doctors and dentists, veterinary, surgery, and public house. A cycle path runs from the village across the meadows to the canal where it joins the towpath either in the direction of Bath/Bristol or Warleigh Weir/ Bradford-on-Avon. The World Heritage City of Bath with its abundance of cultural, recreational and retail facilities is only 3 miles away. The village offers easy access to the M4 (J18) and A4 to Chippenham and Bristol. Bath Spa station provides mainline rail services to London Paddington and Bristol.