

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.

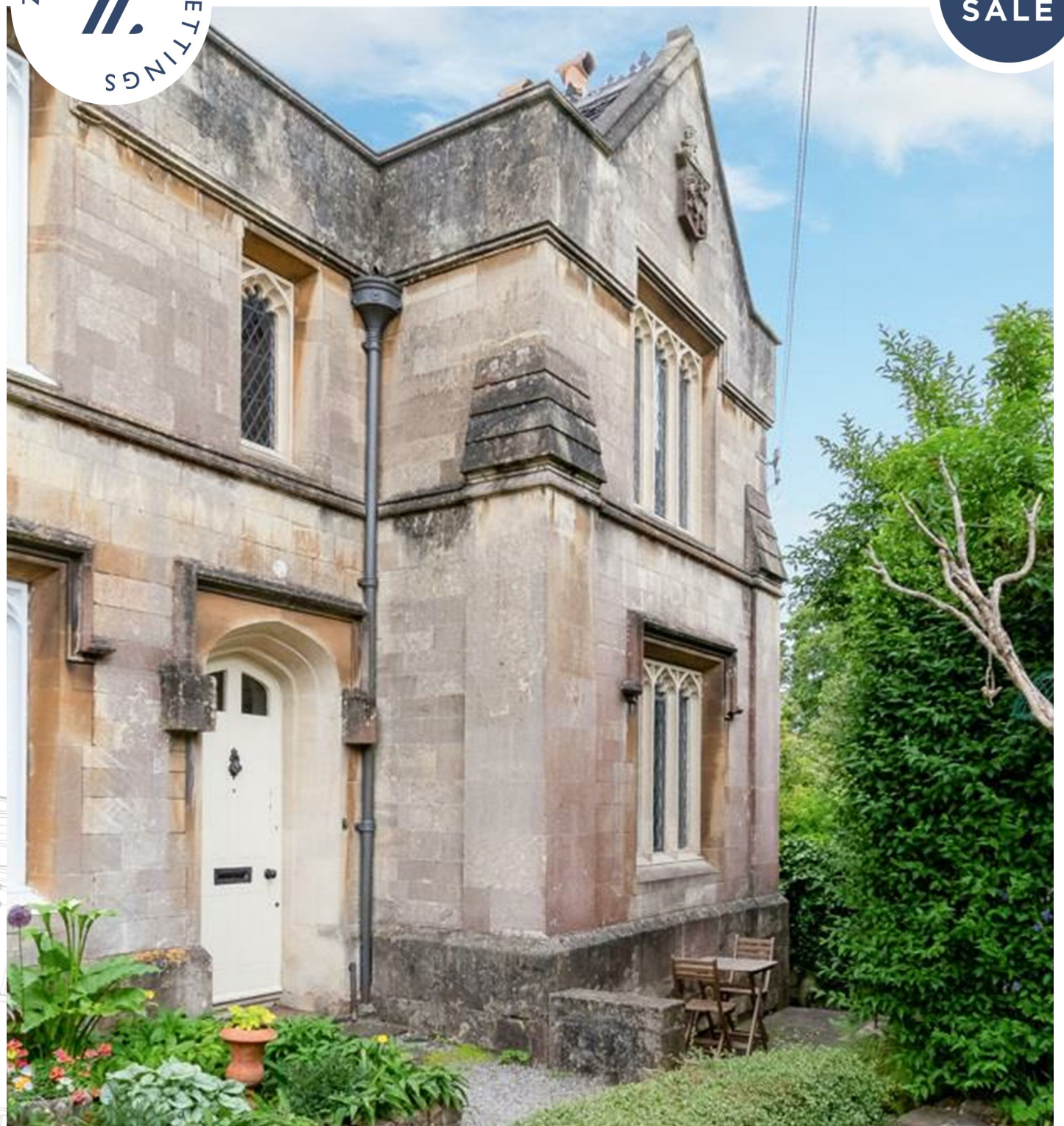
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**ST. STEPHENS PLACE, BATH**      **OFFERS IN EXCESS OF**  
**BA1 5PJ**      **£525,000**

**2 BEDROOM HOUSE**

- An elegant Grade II Listed property
- Two double bedrooms, bathroom, cloakroom
- Courtyard gardens, no onward chain
- Living room, kitchen/breakfast room
- Quiet location within the sought after location of Lansdown
- Leasehold. EPC rating E, Council tax band D



#### DESCRIPTION

An elegant end of terrace Grade II listed property, quietly positioned within the sought after area of Lansdown. This charming period home boasts many period features including leaded stone mullion windows and flagstone flooring, enjoying an impressive south facing far reaching view. The accommodation is spacious and light offering a living room, kitchen/breakfast room, two generous double bedrooms, bathroom and a groundfloor cloakroom. Externally there are two courtyard gardens and two undercrofts, ideal for storage. No onward chain.

#### LOCATION

St Stephens Place, is quietly positioned on St Stephens Road, a sought after location on the northern slopes of the City of Bath. There are excellent schools within walking

distance to include St Stephen's Primary School, Kingswood School and The Royal High School. Bath also has excellent sporting events with Lansdown Racecourse only a few minutes' drive to the north and premier division rugby at The Recreation Ground in the City. Lansdown is well situated for commuting. The M4 (j18) is 10 miles north, with both the M5 (for the Midlands and South) and the M32 easily accessed for Bristol which is around 12 miles west. London is approximately 100 miles from junction 18 with access into Heathrow. Bath Spa station has a mainline link to London (Paddington) approximately 90 minutes away. Bristol International Airport, offering domestic and international routes, is about 30 miles to the west.

#### TENURE

Leasehold  
283 years remaining  
Ground rent - £2pa

