

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	70 42
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

**211 Bailbrook Lane, Lower Swainswick, Bath BA1 7AB**  
 Approx. Gross Internal Area  
 Main House = 145 sq m - 1,560 sq ft  
 Garage = 22 sq m - 236 sq ft  
 Total Area = 167 sq m - 1,796 sq ft



**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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**BAILBROOK LANE, BATH  
 BA1 7AB**

**GUIDE PRICE  
 £750,000**

**3 BEDROOM HOUSE**

- An impressive detached family home set in a highly sought after location
- Kitchen/breakfast room, living room, dining room, garden room, cloakroom
- Private secure gardens of approximately 0.23 of an acre, detached garage, off road parking
- Three bedrooms, ensuite shower room, family bathroom
- In need of some modernisation with the possibility to extend, subject to the necessary planning consents
- Freehold. EPC rating E. Council Tax band F.





#### DESCRIPTION

An impressive detached family home set in an elevated position within the sought after location of Bailbrook Lane, on the edge of Batheaston Village. This substantial property is perfectly positioned in a plot of approximately 0.23 acres, enjoying panoramic far reaching views. The accommodation is in need of some modernisation but offers generous proportions, evenly spread over two floors. To the ground floor there is a living room with double doors opening onto the front garden, a kitchen/breakfast room, dining room, cloakroom and a sun room. The upper floor has a open landing which lends its self well as a study, a principle bedroom with ensuite shower room, two further double bedrooms and a family bathroom. To the front of the property there is a beautiful mature landscaped garden enjoying lawns, shrubs, plants, flowers and a patio area ideal for alfresco dining. To the rear of the property there is a gated driveway with off road parking for several cars and a detached garage with power and light.

#### LOCATION

Situated between the villages of Batheaston and Larkhall, on the eastern edge of the city of Bath. The desirable village of Larkhall has a thriving community and benefits from an array of excellent shops and a good state primary and senior school. There is a regular bus service to the city centre, and the village is well placed for commuting via Junctions 17 and 18 of the M4. Bath City Centre 2.5 miles. 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.

