

7 Bailbrook Lane, Bath BA1 7AH  
 Approximate Gross Internal Area = 145.1 / 1562 sq ft  
 Undercroft = 56.2 / 604 sq ft  
 Total = 201.3 / 2166 sq ft

room



**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.

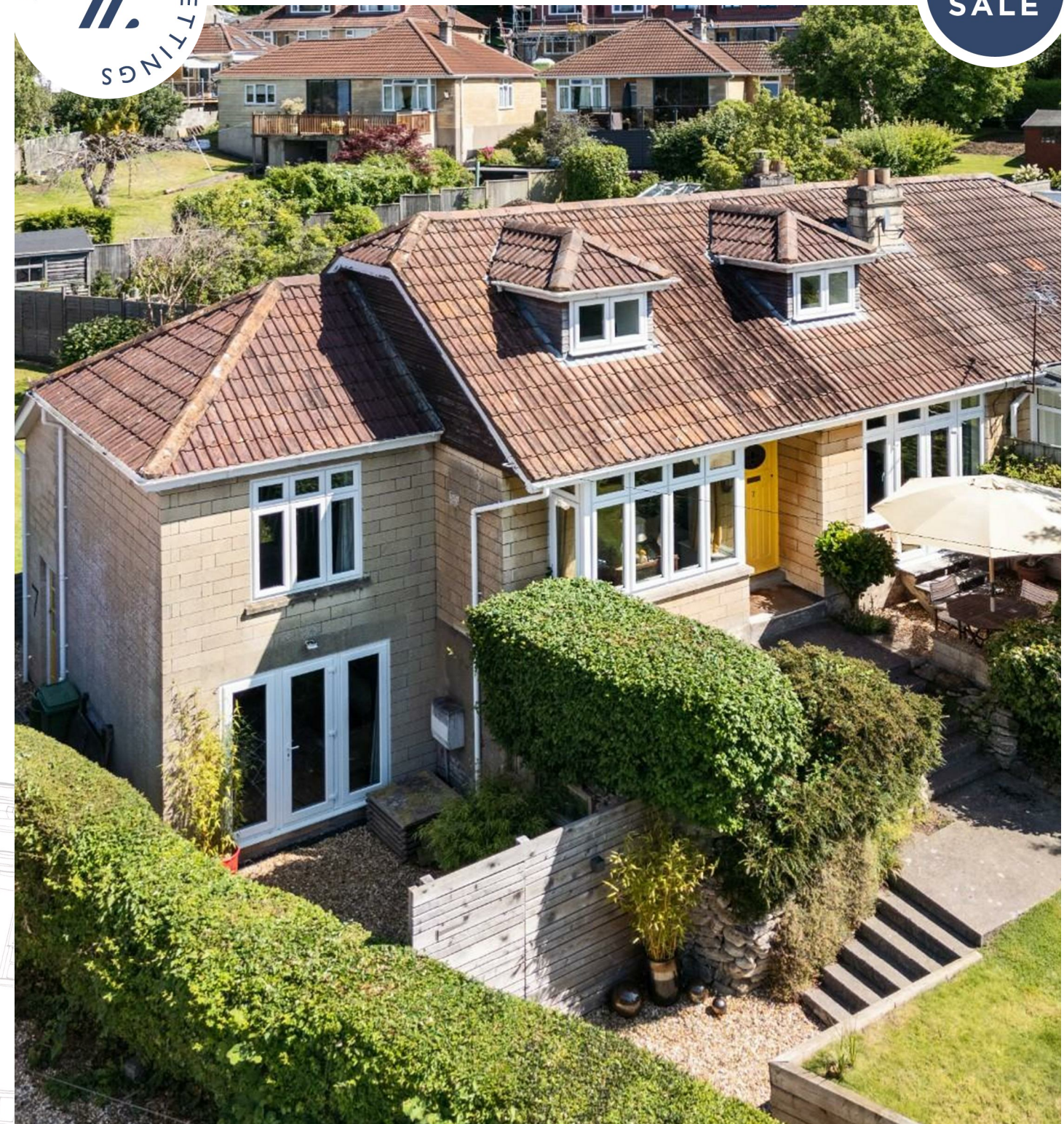
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**BAILBROOK LANE, BATH  
 BA1 7AH**

**GUIDE PRICE  
 £800,000**

**4 BEDROOM HOUSE**

- A beautifully presented and sympathetically modernised family home
- Three bedrooms and one bathroom on ground floor, further bedroom with en-suite and study area on first floor
- Stunning lawned gardens to the front and rear, off road parking, large undercroft
- Contemporary kitchen/dining room opening into the living room
- Self-contained annex, ideal for independent living or office space
- Freehold, EPC rating D, Council tax band E



## DESCRIPTION

A beautifully presented semi-detached property set in the popular area of Bailbrook Lane. The property comprises ample living space with a modern kitchen/diner with woodburner, and a front facing living room. On the ground floor you will find two double bedrooms and a smaller third bedroom, as well as modern bathroom. Upstairs there is a further bedroom with en-suite shower room and study area. The property offers a truly versatile way of living and includes a self contained annex which could be used as an office space or living space for an independent family member. This space benefits from a kitchenette and its own private access. Externally, the property has a fabulous decked area to the rear, perfect for alfresco dining. There are well cared for lawn areas to the front and rear and driveway for three vehicles to the front, with gated access to the side of the property. The property also benefits from a substantial undercroft space at the rear, providing great storage space.

The property is positioned on the eastern side of the city with the amenities of both Larkhall and Batheaston within easy reach. Beautiful countryside walks are on the doorstep, while Bath city centre is approximately 1.5 miles away (a 20 minute walk), offering a plethora of shops, cafes and restaurants. The house is also well served by frequent bus services, and direct access to the M4 is available without having to cross the city. Nearby Larkhall village is just a 5 minute stroll down the hill, offering independent shops and amenities including a wonderful deli, butchers, bistro, florist, Co-op, three public houses, pet shop, takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. Popular Alice Park, complete with coffee shop and tennis courts, is just a 5 minute level walk away.

## LOCATION

