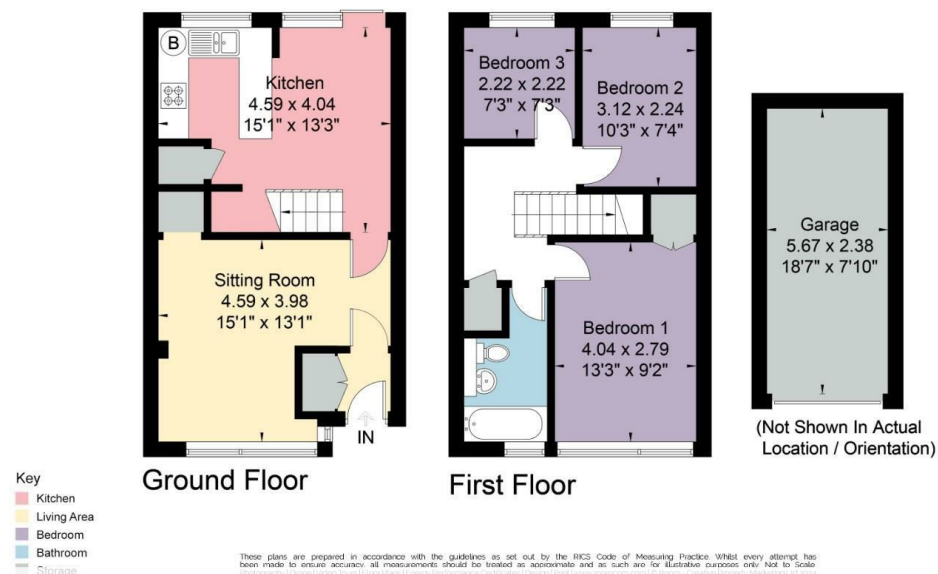


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 74.5 sq m / 801 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 88 sq m / 946 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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FOR SALE



CLAREMONT WALK, BATH
BA1 6HB
 3 BEDROOM HOUSE

PRICE
£410,000

- Quietly positioned within a no through road with beautiful far reaching views
- Three bedrooms, bathroom
- Within easy reach of the Larkahall village and the city centre
- Light and airy living room leading through to a kitchen diner
- Pretty courtyard garden, garage
- Freehold. EPC rating C. Council tax band C.



DESCRIPTION

A charming mid terraced property set in an enviable location, peacefully positioned within a no through road with the most impressive far reaching views. This family home enjoys a southerly aspect, flooded with light with a welcoming feel. The accommodation comprises a living room, well equipped kitchen breakfast room with a fully glazed sliding door leading out onto the mature courtyard garden. The first floor offers three bedrooms and a family bathroom. A garage can be found at the end of the terrace.

LOCATION

Claremont Walk is situated above Camden Road, approximately 15/20 minutes' walk to Bath city centre, in an elevated position with views over Bath. The popular village of

Larkhall is a short walk down Eastbourne Avenue, with amenities that include a post office, a delicatessen, supermarket, hardware store, award winning butcher, two cafes and a farm shop selling locally-grown produce. Located close by is the Claremont Pub, Fairfield Park Doctors Surgery and a parade of local shops including a barber and pharmacy.

