

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	79	89
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

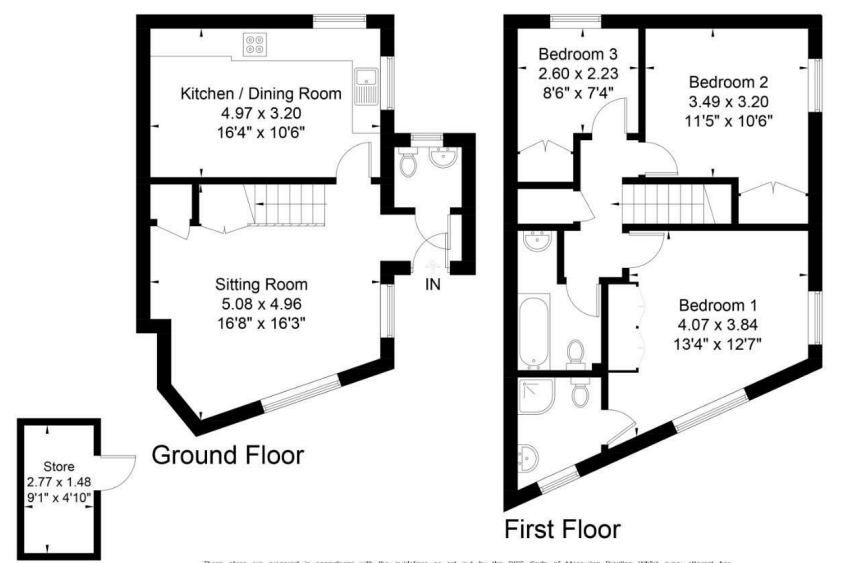


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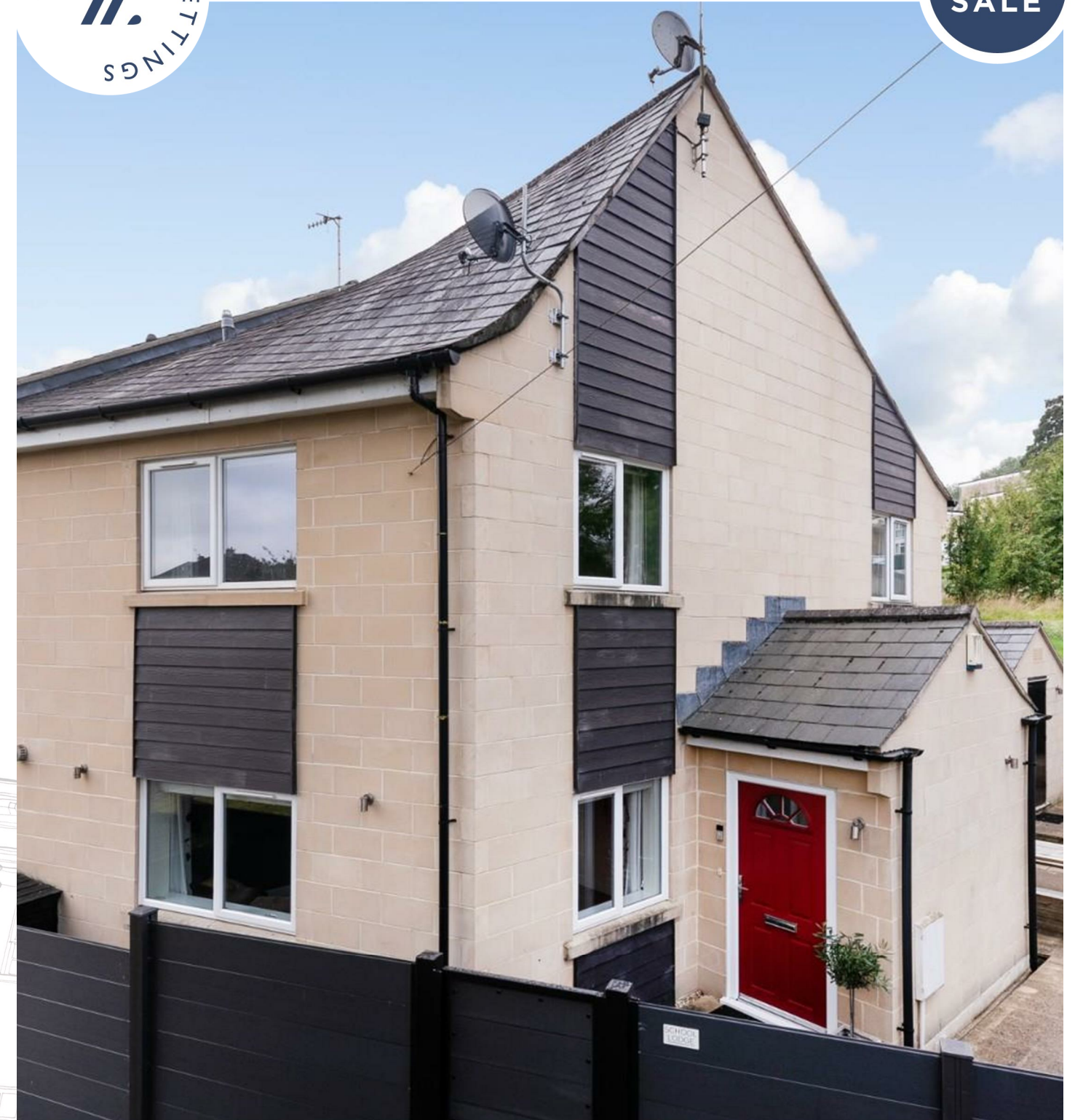


School Lodge, Spring Lane, Bath, BA1 6FD

Approximate Gross Internal Area = 95.5 sq m / 1027 sq ft  
Store = 4.1 sq m / 44 sq ft  
Total = 99.6 sq m / 1071 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography (Ground Floor, Store) (Floor Plans) (Energy Performance Certificate) (Design) (First Floor) (Living Room) (Bedroom) (Bathroom) (Marketing Listings)



**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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**SPRING LANE, BATH  
BA1 6FD**

**GUIDE PRICE  
£425,000**

**3 BEDROOM HOUSE - END TERRACE**

- Three bedroom modern property in Larkhall
- Family bathroom, En-suite and WC
- Free on-street parking
- Light and spacious kitchen/diner
- Large courtyard with outbuilding for storage
- Freehold, Council Tax Band C, EPC Rating C



#### DESCRIPTION

This wonderful three bedroom end of terrace property in Larkhall offers modern living and an outside courtyard area. The property comprises a large living room with plenty of storage, a lovely kitchen and dining space. The property offers three generous sized bedrooms, with built-in storage. The principal bedroom benefits from its own en-suite shower room. The property also includes two further bathrooms, one on the second floor and a WC on the ground floor. The outdoor space is beautifully landscaped with a combination of greenery and patio, space for a seating area and outbuilding for storage. Offered with no onward chain.

minutes level walk. The amenities in Larkhall village include a butchers, deli, 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. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

#### LARKHALL

Larkhall offers frequent bus services into the City centre which is an approximate 20

