

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>	<b>87</b>	<b>94</b>
(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>	<b>G</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**9 Percy Terrace, Bath BA2 3FU**  
 Approx. Gross Internal Area  
 1,586 sq ft - 147 sq m



**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**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

T: 01225 48 10 10  
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



**PERCY TERRACE, BATH  
 BA2 3FU**

**GUIDE PRICE  
 £750,000**

**3 BEDROOM HOUSE - TOWNHOUSE**

- A stunning four storey townhouse in the sought after Riverside development
- Two double bedrooms and family bathroom on second floor
- Rear enclosed garden and allocated parking for two cars
- Open plan kitchen/diner, downstairs W.C, Lounge and study area on first floor
- Large principal bedroom and en-suite on top floor with bespoke fitted storage
- Freehold, Council tax band E, EPC rating B





## DESCRIPTION

A beautifully presented modern four storey townhouse in the popular Riverside development, an ideal lock up and leave property. On the ground floor the open plan kitchen and dining room has been stylishly updated, showcasing beautiful bespoke shaker style fittings stretching the full length of the kitchen and dining room. This level also benefits from a W.C and storage cupboard. Upstairs on the first floor, there is a lovely open lounge and study area, with bespoke fitted bookcases and dual aspect windows with Juliette balconies, allowing plenty of natural light. On the next level there are two good sized double bedrooms and a family bathroom with shower over bath. The top floor features a substantial principal bedroom with bespoke fitted wardrobes and impressive en-suite with separate walk in shower and stand alone bath. Outside you will find an east facing enclosed garden, leading out from the bifolding doors in the dining room. The property also takes

advantage of two off road permit parking spaces.

## LOCATION

Bath Riverside enjoys a level walk or cycle along a car-free towpath into the heart of the City - direct to the train station and bus terminal. It forms part of the Kennet and Avon cycle route which will also take you out to Bristol. Bath is a World Heritage Site famed for its Georgian architecture and has an excellent range of shopping facilities, together with many other amenities including a number of fine restaurants, Theatre Royal and the mainline Bath Spa Railway Station connecting to London/Paddington and Bristol. There are also various sporting and leisure facilities including Bath Rugby. Bath is particularly well placed for the M4 motorway (junction 18 approximately 11 miles north) and other surrounding towns such as Bradford on Avon, Corsham, Chippenham and the City of Bristol, which is some 10 miles to the west.

