

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

28 Hawthorn Grove, Bath BA2 5QA
 Gross Internal Area (Approx.)
 Main House = 120 sq m / 1,291 sq ft
 Garage = 15 sq m / 161 sq ft
 Total Area = 135 sq m / 1,452 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.

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HAWTHORN GROVE, BATH BA2 5QA

**GUIDE PRICE
£500,000**

3 BEDROOM HOUSE - TERRACED

- An impressive mid terraced family home
- Open plan living room and dining room, kitchen, garden room
- Three double bedrooms, home office and a bathroom
- Mature landscaped rear garden and garage
- Within easy reach of Combe Down village
- Freehold, EPC rating TBC, Council tax band C.



Description

A beautifully presented mid-terraced property situated in a highly sought-after location on the edge of Combe Down Village. This charming family home features an open-plan living space with ample room for both a living area and dining area, complemented by a well-equipped modern kitchen that leads into a delightful garden room.

The first floor offers two double bedrooms, a dedicated home office, and a contemporary bathroom. The converted loft boasts an additional double bedroom with extensive storage integrated into the eaves.

Externally, the property features a stunning mature garden and a garage, adding to its appeal.

Location

Combe Down's rewarding valley top position provides stunning panoramic views of the city to the north with equally gratifying views of the Cotswold valleys to the south. The surrounding area cultivates ancient woodland which is the home of unique and local flora and fauna. The village itself has a very high sense of community spirit and self sufficiency. With local amenities providing every level of schooling and childcare, dentists, pharmacies and 'outstanding' surgery. Within the village there is also a car garage, award winning delicatessen, hair salon, beauty therapist, bakery, post office and Nisa mini-markets. Locally a Tesco Express with petrol station and a large Sainsburys supermarket can also be found.

