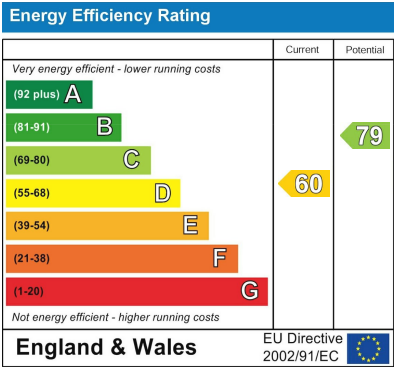


FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End
London road
Bath
Ba1 6pt
T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com



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.



4, Croft Road, Bath, BA1 6JJ

3 Bedroom House

PCM
£1,850 PCM

- Larkhall
- 3 Bedroom Family Home
- Available soon
- Unfurnished
- Enclosed Rear Garden
- Additional Loft Space

DETAILS



Zest are delighted to present this spacious and well-presented three-bedroom family home, ideally located in the highly sought-after area of Larkhall. With excellent access to Bath city centre and a range of local amenities just a short stroll away, this charming property offers both convenience and comfort.

Upon entering the property, you are welcomed into a bright and airy living room, filled with natural light. To the rear, the generously sized and contemporary kitchen provides ample space for dining and benefits from a separate utility area and a convenient downstairs WC. French doors lead out

to a good-sized, enclosed rear garden, perfect for outdoor entertaining or family life.

Upstairs, you'll find two spacious double bedrooms, a further single bedroom, and a stylish modern bathroom complete with a shower over bath. The property also boasts a large converted loft room, accessed via stairs and a low doorway, offering excellent additional space for storage, a home office, or creative use.

Additional features include easy on-street parking. The property is best suited to a professional couple or a family.

Available now, early viewing is highly recommended.

LARKHALL

Larkhall offers frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers, deli, Co-op, three pubs, 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.