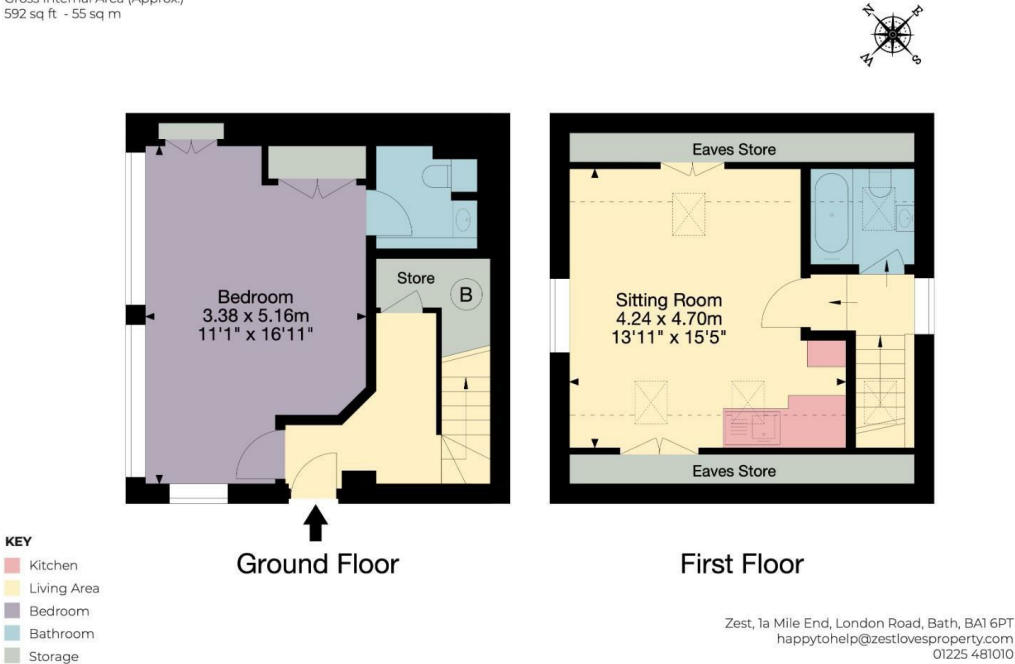


Bluebell Cottage, Gloucester Road Swainswick, Bath  
Gross Internal Area (Approx.)  
592 sq ft - 55 sq m



**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**

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**GLOUCESTER ROAD, BATH  
SWAINSWICK BA1 8BJ**

**GUIDE PRICE  
£325,000**

**1 BEDROOM HOUSE - DETACHED**

- One bedroom detached property with stunning countryside views
- One bedroom, newly fitted bathroom, living room and kitchenette
- No onward chain
- Potential to extend
- Garden and driveway parking for multiple vehicles
- Freehold, EPC rating D, Council tax band B



## DESCRIPTION

Built in the style of a traditional coach house, Bluebell Cottage is thoughtfully designed to maximise its elevated position, offering stunning views across the surrounding Bath countryside. The main living accommodation is located on the first floor, enjoying breathtaking countryside views and also includes a kitchenette with space for additional appliances. A newly renovated bathroom, complete with shower over bath completes the first floor. The property also offers a good sized bedroom with built in wardrobes and en-suite cloakroom on the ground floor, with separate utility space. Outside benefits from pretty gardens with potential to extend and plenty of driveway parking. No onward chain.

Bluebell Cottage is ideally situated in a sought-after area just two miles from the historic city of Bath, with easy access to the M4 (Junction 18) and A46, offering excellent links to London, Cardiff, and Swindon. The village of Swainswick features a well-regarded primary school, a friendly community, and a local church, as well as a variety of lovely countryside walks. Nearby Larkhall offers a good range of amenities including shops, schools, a deli, butcher, chemist, post office, and pubs. Bath Spa station provides direct rail services to London Paddington (approx. 90 minutes) and Bristol Temple Meads (approx. 15 minutes), making the location ideal for commuters and families alike.

## LOCATION

