

THINKING OF SELLING?

WANT TO KNOW WHAT YOUR HOME IS WORTH?

Call 01225 481010

We measure our success by our satisfied customers.
Here is what a few had to say about us...

☞ Totally professional and, furthermore, empathetic! Got to say, and I have moved several times, the best ever agent I have dealt with. ☞
- Emma W

☞ ... with Zest I've found real professionalism. It's one of the most effective companies I've ever dealt with, and I'm not just referring to other estate agents. Also, I genuinely trust this company. As to stars, the full five - at least! ☞
- Ian G

☞ Zest offered me a very personal and efficient service, everyone went out of their way to make the process of selling my house as smooth as possible - from tips for viewings, to arranging swift, high quality repairs by local tradesmen. They offered really helpful advice about sale options and found (and kept!) the perfect buyer!

An extremely helpful agency, who are willing to go the extra mile. Everyone in the office was friendly and helpful, quick to return calls and emails, and very efficient in getting things done. I can't recommend them highly enough. ☞
- Freya E

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 fitting 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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1a Mile End, London Road, Bath, BA1 6PT. 01225 481 010
happytohelp@zestlovesproperty.com www.zestlovesproperty.com

Your home is where our heart is

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FOR SALE



6 Fuller Road, Bath, BA1 7BB

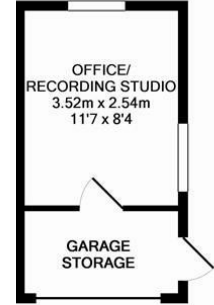
Offers in excess of £475,000

A spacious and desirable family home located just a short stroll away from Bath's desirable Larkhall Village and Alice Park. With excellent transport links into the city and M4, this property is sure to prove extremely popular.

- Three bedroom semi-detached
- Through lounge/dining area
- Re-fitted kitchen and bathroom
- Front & Rear gardens
- Garage (converted)
- No Forward Chain

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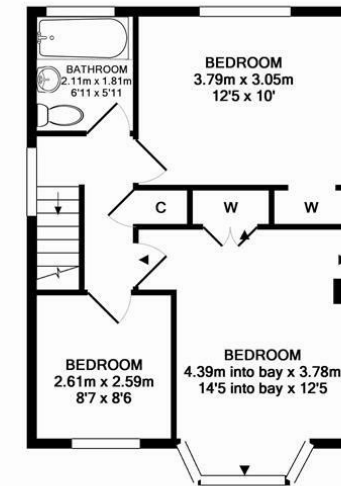
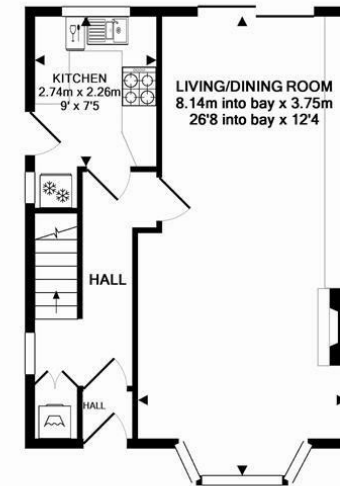
Your home is where our heart is



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		69
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		

Floor Plan and EPC



TOTAL APPROX FLOOR AREA: 100.6 SQ. M. (1083 SQ. FT.)

Family home in a desirable location...

Offers in excess of

£475,000

If you're not yet familiar with Fuller Road, then perhaps you should be. Located within walking distance of Larkhall Village as well as the centre of Bath, this charming family home offers three bedrooms, a newly fitted kitchen and plenty of outdoor space.

This spacious semi-detached home on the outskirts of Bath was built in the 1950s and has since been lovingly renovated, with works including a new kitchen and bathroom, new windows, doors and facias.

On approaching the property, large and well-kept front lawns mean this home is set back from the road, and also has generous off-street parking. The charm of his home is immediately apparent as the bay window and welcoming entrance beckon you in.

Stepping inside, the living/dining space is open and airy, and sliding French doors fill the room with light, as well as providing access to the patio and rear garden. There is under-stairs storage with a Vaillant combi-boiler and a utility cupboard for washing machine and drier.

Upstairs, the first floor has two good-sized double bedrooms, a third single bedroom (with excellent views), a family bathroom and a heated airing cupboard. There is also potential to extend to the side, the rear; or into the loft from the first floor, subject to planning. The loft has lighting installed and is boarded for storage.

The spacious private rear garden is part laid to lawn, and also features vegetable beds and space for growing herbs and fruit. There is also a secluded terrace which is perfect for entertaining or enjoying a sun-down G&T!

A detached garage to the rear of the property has been converted to create a recording/broadcast studio with an Ethernet link to the house and a separate ISDN2e telephone line that can be re-configured to a standard connection. This secure, soundproofed and insulated space could easily be transformed into a home office, a music room or teenagers' den. Storage is also available accessed by the up and over door.

Overall, this is a wonderful family home in an extremely popular location, and would be ideal for anyone seeking peace and quiet in the countryside whilst still having great links to London and the M4.

Area Guide:

Fuller road is a short stroll from Larkhall. Once described by The Sunday Times as a "trendy local village", Larkhall situated on the outskirts of Bath with local shops that include a deli, butchers, greengrocers, pharmacy, pet shop, hair salon, cafes, pubs and a delightful small theatre.

Every year the Larkhall community hold an event called The "Larkhall Festival" where you will find lots of games, food, raffles and stalls. Many parts of Larkhall also have fantastic views up to Solsbury Hill - the Iron Age hill fort made famous by singer songwriter Peter Gabriel.

Transport links:

Impressive options include a direct line to London Paddington taking just 1 hour 20 minutes, as well as Bristol and South Wales all from Bath Spa railway Station (located 2 miles away). The M4 motorway junction 18 is approximately 7 miles to the North and Bristol Airport is 18 Miles to the West.

Schools:

St. Mark's C of E Secondary School, Kingswood School, The Royal High School, St. Saviours Primary School, St. Stephen's Primary, and King Edward's. Bath's smallest school, the delightful Swainswick Primary, is a short country walk away.