



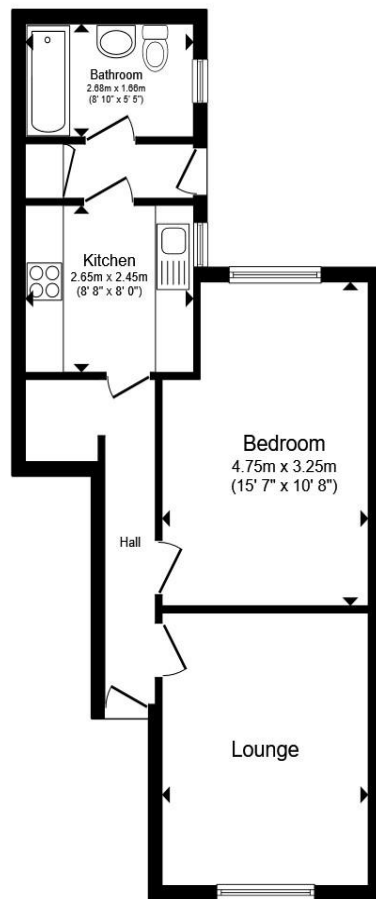
Ground Floor Flat, Weymouth Street, Bath, BA1 6AG

welcome to

Ground Floor Flat, Weymouth Street, Bath

Allen&Harris Larkhall are pleased to offer this wonderful garden flat in the middle of Walcot, close to the city centre, offered with no chain. Ideal first home.





Ground Floor

Total floor area 47.7 m² (513 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Offered to the market with no onward chain, this attractive one-bedroom garden flat is situated in the sought-after Walcot area of Bath, just over a mile from the city centre.

The property benefits from a private garden space and is ideally positioned for a range of local shops and services on Camden Road, while nearby Larkhall offers independent cafés, a Co-op supermarket, delicatessen, butcher and post office.

Regular bus services and excellent transport links make this a convenient location for commuters and city lovers alike.

An excellent opportunity for first-time buyers, investors or those seeking a home close to the heart of Bath.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Ground Floor Flat, Weymouth Street, Bath

- Delightful Central Location In Walcot
- Lovely Garden Flat - Rare To The Market This Close To The City
- Ideal First Home - With Super Outside Space
- Large Living Room & Double Bedroom
- Nicely Fitted Bathroom Suite & Fitted Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Jul 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105860



Property Ref:
LAR105860 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk