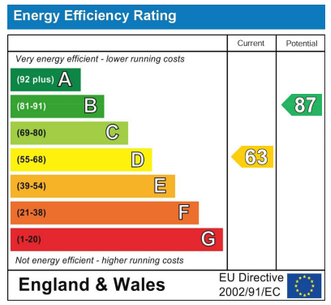
FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

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Ba1 6pt

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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.



106, High Street, Bath, BA1 4DQ

2 Bedroom House

Offers in excess of £350,000

- Grade II listed property in the heart of Weston Village
- Two double bedrooms, family bathroom
- Fully renovated in the last two years and offered with no onward chain
- Lounge with log burner, newly fitted kitchen
- Elevated garden to rear, free on street parking nearby
- Freehold, EPC rating D, Council tax band B

DETAILS

A charming two bedroom Grade II listed, period terraced property located in Weston Village. Close to amenities and good schools. Free on street parking nearby.









DESCRIPTION
This beautifully renovated terraced home in Weston seamlessly blends period charm with modern living. This Grade II listed property is full of character, featuring a charming lounge with an original fireplace and cosy log burner. Beyond the lounge, you'll find a stylish, newly fitted kitchen complete with contemporary appliances. The first floor offers a generously sized double bedroom and a separate family bathroom with a shower over the bath. Occupying the top floor is a spacious principal double bedroom, enhanced by built-in wardrobes for excellent storage. Outside, steps lead up to a peaceful, elevated rear garden, providing a private retreat that's perfect for relaxing or enjoying al fresco dining. Free on street parking is available nearby. No onward chain.

LOCATION
Bathampton is a highly regarded village on the eastern outskirts of Bath, offering an appealing blend of countryside tranquillity and convenient access to the city. Set alongside the River Avon and surrounded by beautiful rolling countryside, the village enjoys a picturesque setting with a strong sense of community. The Kennet & Avon Canal provides scenic walks and cycle routes, while nearby Bathampton Meadows offer a wonderful expanse of open green space. Bath city centre is readily accessible, with its celebrated Georgian architecture, independent shops, restaurants and cultural attractions, whilst excellent road links provide convenient connections to the wider region. With its attractive setting, village atmosphere and proximity to Bath, Bathampton is an increasingly sought-after location for those looking to enjoy the best of both town and country.



