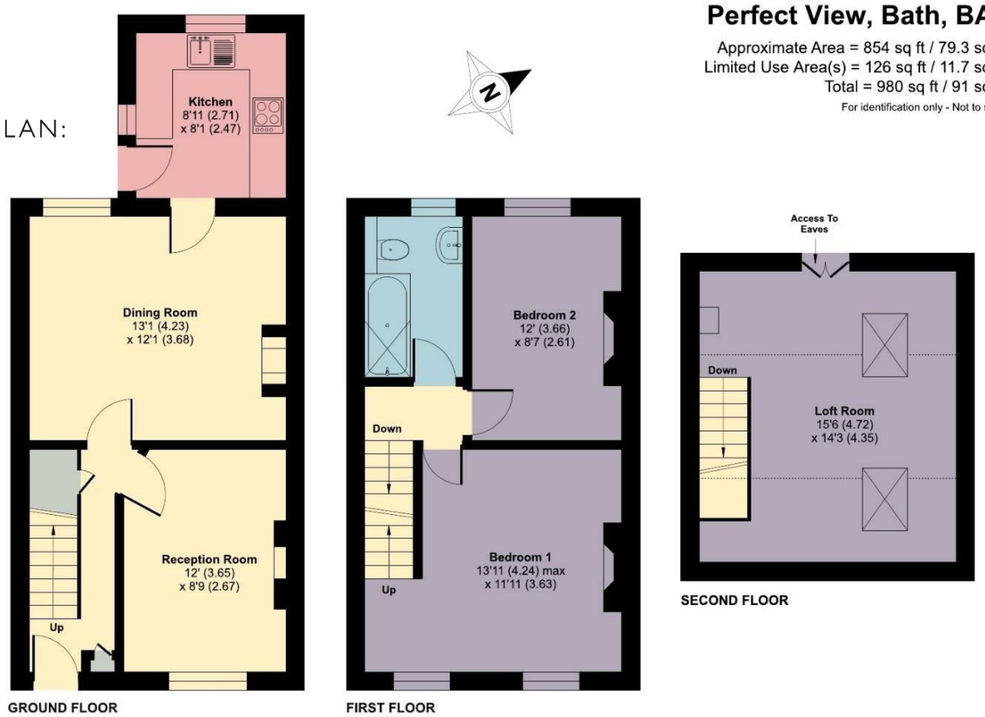
FLOOR PLAN:

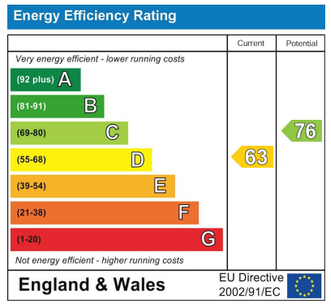


Perfect View, Bath, BA1

Approximate Area = 854 sq ft / 79.3 sq m
Limited Use Area(s) = 126 sq ft / 11.7 sq m
Total = 980 sq ft / 91 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1421282

EPC CHART:



ZEST PROPERTY SERVICES

1a 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.



21, Perfect View, Bath, BA1 5JY

2 Bedroom House - Mid Terrace

Guide price £475,000

- An Immaculately Presented Victorian Home
- Flexible Accommodation Set Over Three Floors
- Offered To The Market With No Onward Chain
- Situated On Perfect View, A Quiet No Through Road
- Terraced Rear Garden & On Street Parking
- Freehold, EPC Rating D, Council Tax Band D

DETAILS

An immaculately presented two double bedroom Victorian home offered to the market with No Onward Chain. The house boasts well balanced, flexible accommodation set over three floor along with landscaped gardens and stunning views across Bath.









DESCRIPTION
This desirable period property has been maintained beautifully over the years by the current owner. The property successfully blends modern comfort with original architectural charm. There is a wealth of character features throughout, including sash windows, decorative coving and attractive period fireplaces, all of which contribute to the home's timeless appeal. The well-proportioned and versatile accommodation is arranged over three floors and offers versatility of use. On the ground floor you will find two reception rooms with the rear flowing well into the kitchen. The kitchen has a good range of wall and base units with plumbing for both a dishwasher and washing machine as well as cooker point. A stable door leads you out to the rear garden.

On the first floor there are two double bedrooms and a sleek family bathroom. The principle bedroom is to the front and really does boast that perfect view. Stairs from here take you up to the second floor, where you will find a loft room currently used as a snug and home office, but would also make a lovely occasional double bedroom if required.

Externally, the house is enhanced by a mature terraced garden, offering a pleasant outdoor space ideal for relaxation and enjoyment throughout the seasons.

LOCATION
Perfect View occupies a superb, quiet position on a no-through road, within a mile's walk of the city centre. A range of shops and amenities in Claremont and Larkhall are easily accessible, while a frequent bus service operates along Camden Road. Swift access to the M4 is available without the need to cross Bath.

The city of Bath enjoys international acclaim for its Georgian architecture and Roman heritage, offering an excellent selection of cultural, leisure and business amenities, along with outstanding restaurants and shops. There are highly regarded schools nearby in both the state and private sectors. Sporting facilities in the area include Bath Racecourse, Lansdown Golf Club and Lansdown Tennis & Squash Club.



