



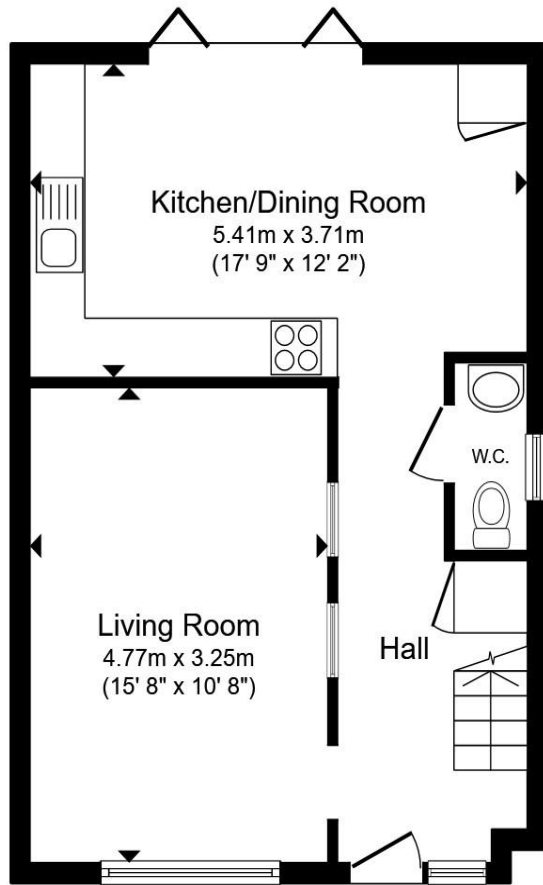
**Hopton Way, Lansdown, Bath, BA1 9AZ**

**welcome to**

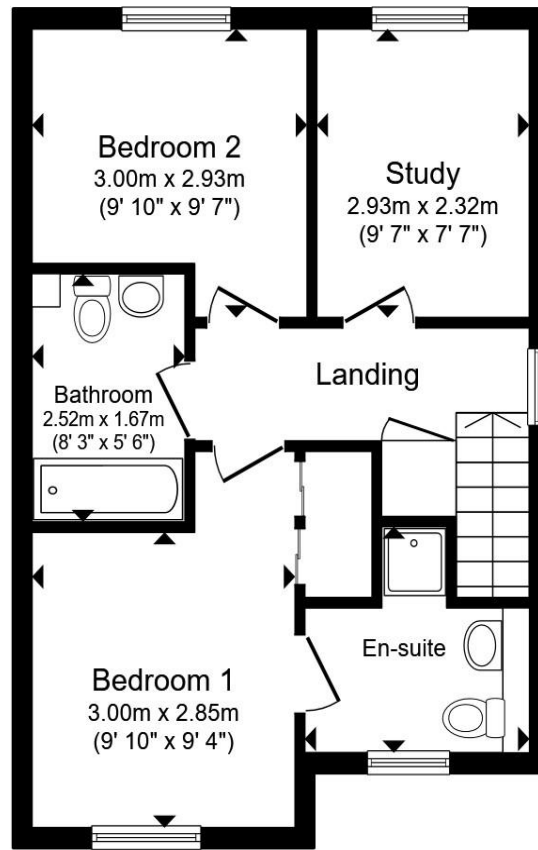
**Hopton Way, Lansdown, Bath**

Immaculate and ready for those who simply want to move in and enjoy a beautiful home in a fantastic location. Allen & Harris Larkhall are thrilled to bring you this stunning home.





**Ground Floor**



**First Floor**

Total floor area 85.8 m<sup>2</sup> (924 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](http://www.propertybox.io)



Situated in Lansdown opposite Beckford's Tower in Bath, Allen & Harris Larkhall office are extremely pleased to offer for sale this immaculate three-bedroom link detached family home. Having great size accommodation with downstairs cloakroom, living room with glass wall panelling which provides extra light and is an excellent addition put in by the current owner, fitted kitchen/dining room, three bedrooms and master en-suite plus a family bathroom. To the outside there are front and in particular rear gardens, with partial screening by means of some mid-size trees, which provides a nice bit of privacy in the rear garden. There is a driveway to the side leading to a garage.

This home has been very well cared for and is in showroom condition. Ideally for those who wish to just move in and start appreciating all that it has to offer. We highly advise an internal inspection to fully appreciate all that is on offer. Viewing slots are now available.

welcome to

## Hopton Way, Lansdown, Bath

- Immaculate Link Detached Family Home
- Beautiful Living Room With Glass Panelling Wall
- Fitted Kitchen/Dining Room
- Downstairs Cloakroom & Master Ensuite
- Three Good Size Bedrooms & Fitted Bathroom Suite

Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£630,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105763](https://allenandharris.co.uk/Property/LAR105763)



Property Ref:  
LAR105763 - 0002

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



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