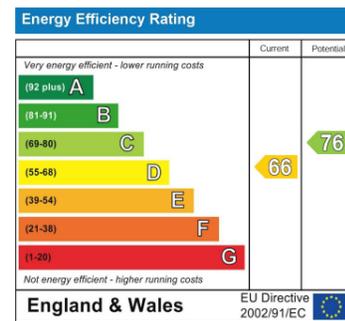


Ferndale Road, Bath, BA1
 Approximate Area = 979 sq ft / 90.9 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rihccom 2025. Produced for Zest Sales and Lettings Ltd. REF: 1416733

EPC CHART:



ZEST PROPERTY SERVICES

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 Bath
 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.



15, Ferndale Road, Bath, BA1 6TD

3 Bedroom House - Terraced

**Guide price
 £525,000**

- Immaculately Presented Victorian Family Home
- Three Double Bedrooms & Family Bathroom
- Situated In The Sought After Area Of Larkhall
- Open Plan Living Accommodation & Sleek Kitchen
- South Facing Low Maintenance Rear Garden
- EPC - D, Freehold, Council Tax Band - C

DETAILS

A beautifully appointed three bedroom mid-terrace Victorian home situated in the desirable area of Larkhall, East of Bath City Centre. The property boasts well balanced accommodation set over three floors along with a level low maintenance south facing rear garden.



DESCRIPTION

A beautifully presented Victorian mid-terrace home situated in the desirable area of Larkhall to the East of Bath city centre. This charming property is presented to a high standard throughout and lovingly maintained in recent years by the current owners, offering flexible light and airy accommodation over three floors.

Internally to the ground floor, an open-plan layout flows from front to back, comprising a welcoming bay fronted living room with period fireplace which flows effortlessly to the dining room at the rear with views out to the garden and inset log burner with Bath Stone surround. A charming kitchen completes the ground floor with wall and base units as well as providing access out to the south facing level rear garden.

On the first floor there are two generous double bedrooms both with built in wardrobes as well as a sleek modern family bathroom. Heading up to the second floor you will find the third double bedroom with Velux windows to the front and rear, providing far reaching views. The room also boasts useful eaves storage.

Outside, the property is complemented by mature gardens to both the front and rear. The rear is bound by walls and fencing and with a wonderful sunny aspect is ideal for al-fresco dining through the warmer months.

LARKHALL

Located in the heart of Larkhall, this superb setting enjoys frequent bus links to the city centre, which is also just an easy, level 20-minute walk away. Larkhall village offers an excellent range of local amenities, including a butcher, deli, Co-op, greengrocer, pet shop, hardware store, Post Office/newsagent, hairdresser, gift shop, pottery painting studio, coffee shop and a selection of takeaways, along with three welcoming pubs. The striking St Saviour's Church adds to the area's character and charm. The village is also home to the much-loved Rondo Theatre, offering a varied programme of productions throughout the year. Just a five-minute walk away is the delightful Alice Park, complete with a popular café — perfect for families and dog walkers.