

Avonvale Place, Batheaston, Bath, BA1 7RF

allen & harris

welcome to

Avonvale Place, Batheaston, Bath

Located in a no through road in Batheaston, this two bedroom Grade II Listed cottage has all the charm and period features you would expect, with local amenities nearby and good access to the M4 and into city centre.



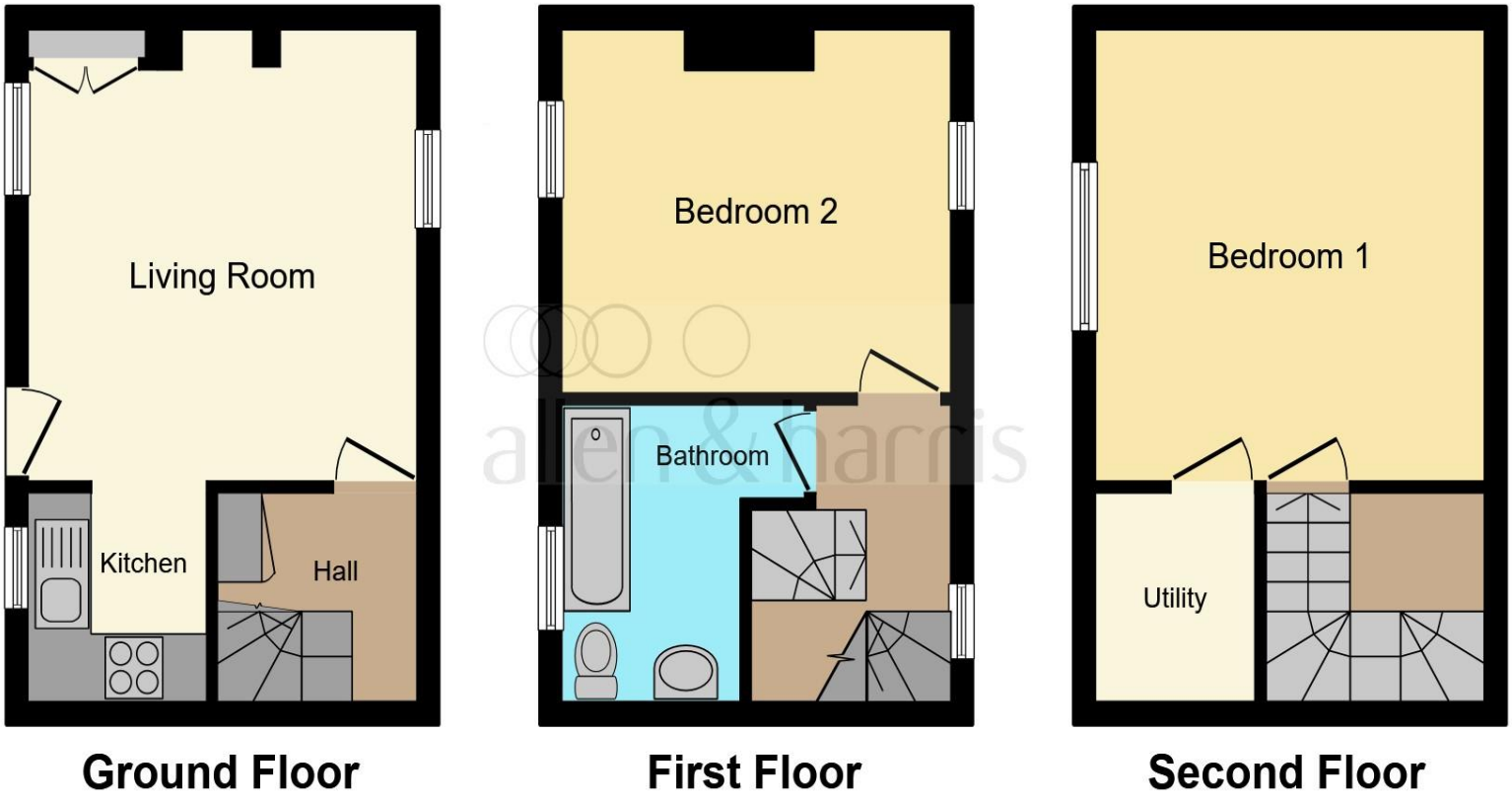












Living Room/ Kitchen
18' 8" Max into alcove x 12' 8" (5.69m Max into alcove x 3.86m)

Utility Room
4' 1" x 5' 7" (1.24m x 1.70m)

Bedroom One
13' x 12' 6" Top of sloping wall (3.96m x 3.81m Top of sloping wall)

Bedroom Two
10' 5" Into alcove x 12' 3" (3.17m Into alcove x 3.73m)

Bathroom
8' 9" Max x 8' 2" Max (2.67m Max x 2.49m Max)

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.

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.focalagent.com

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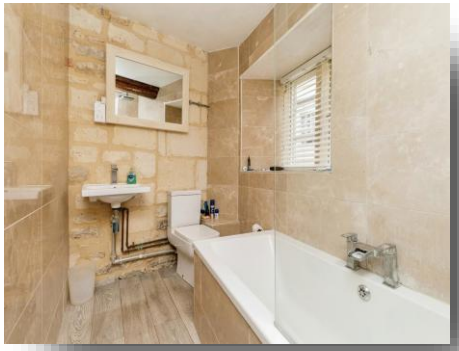
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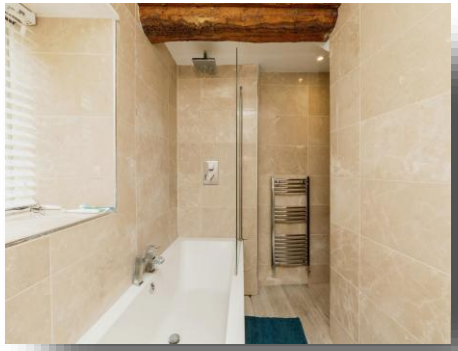
- Charming Grade II Listed Cottage
- Exposed beams & Stone fireplace
- Two bedrooms
- Close to amenities
- Good bus route into city centre

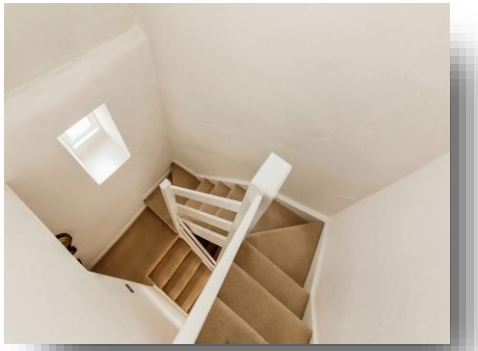
Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£275,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105245

The Property Ombudsman

Property Ref:
LAR105245 - 0016

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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