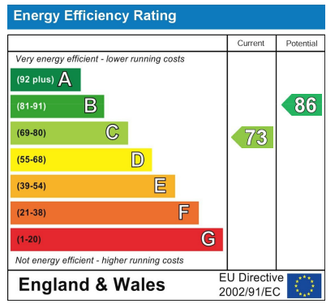
FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

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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.



18, Bailbrook Lane, Bath, BA1 7AH

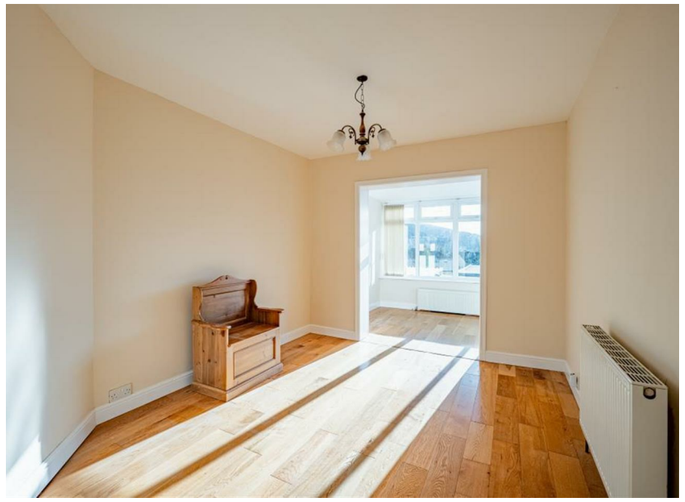
3 Bedroom House - Terraced

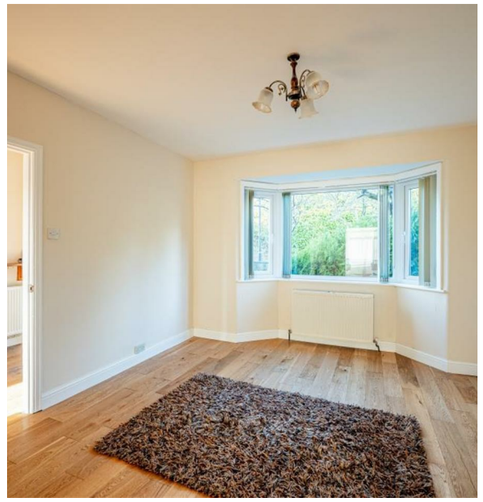
Guide price £425,000

- Charming mid terraced property, with panoramic far reaching views
- Principal bedroom with a range of built in wardrobes, two further bedrooms, bathroom
- Double garage, free on street parking
- Open plan living/dining and garden room, kitchen
- Mature gardens to the front and rear, within a short walk of Larkhall village
- Freehold. Council tax band B, EPC TBC

DETAILS

A fantastic three bedroom mid-terraced property in an elevated location, boasting stunning far reaching views. Double garage, free on street parking and offered with no onward chain.









DESCRIPTION
This spacious and bright mid-terraced property is situated in the desirable location of Bailbrook Lane. The ground floor features a generous open-plan living/dining room that opens into a garden room, offering lovely views of the garden and the expansive south-facing scenery. This level also includes a well-equipped kitchen.

On the first floor, you'll find a principal bedroom with a southerly aspect and a range of built-in wardrobes, along with two additional bedrooms and a bathroom.

Externally, the property boasts a mature front garden, while the rear features a terraced garden with a patio area leading down to a recently constructed double garage equipped with power and light.

LOCATION
The property is positioned on the eastern side of the city with the amenities of both Larkhall and Batheaston within easy reach. Beautiful countryside walks are on the doorstep, while Bath city centre is approximately 1.5miles away (a 20 minute walk), offering a plethora of shops, cafes and restaurants. The house is also well served by frequent bus services, and direct access to the M4 is available without having to cross the city. Nearby Larkhall village is just a 5 minute stroll down the hill, offering independent shops and amenities including a wonderful deli, butchers, bistro, florist, Co-op, three public houses, pet shop, takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. Popular Alice Park, complete with coffee shop and tennis courts, is just a 5 minute level walk away.



