FLOOR PLAN:

High Street, Batheaston, Bath, BA1

Approximate Area = 1042 sq ft / 96.8 sq m

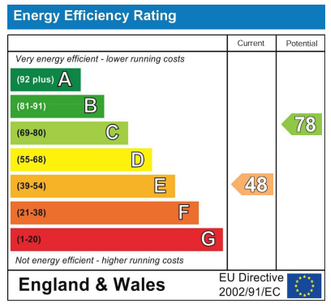
For identification only - Not to scale



GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

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: 1452200

EPC CHART:



ZEST PROPERTY SERVICES

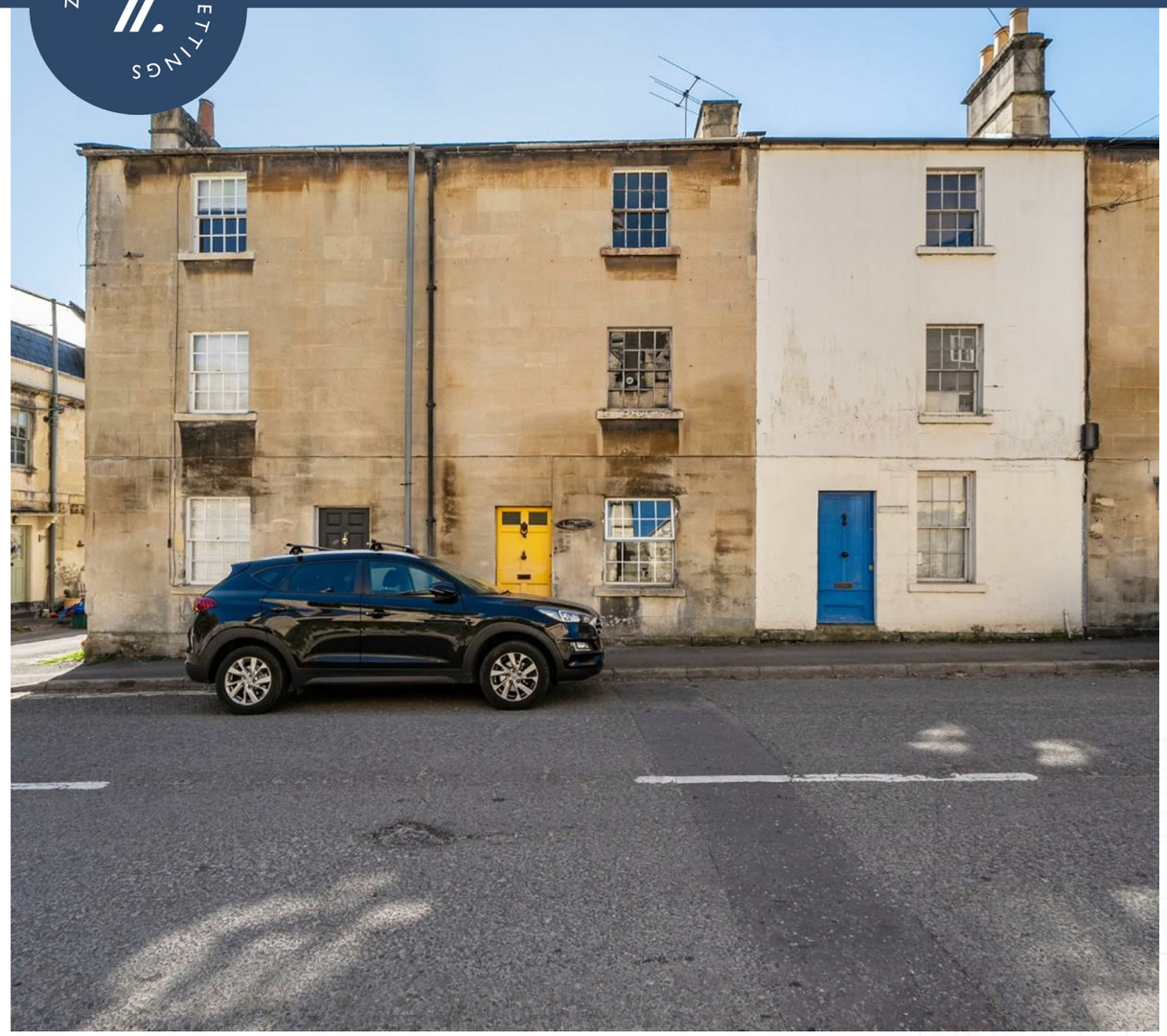
1a Mile End
London road
Bath
Ba1 6pt

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.



238, High Street, Bath, BA1 7QZ

3 Bedroom House - Mid Terrace

Offers in excess of £300,000

- A Grade II Listed Period Three Bedroom Family Home
- 1169 Sq Ft of Well Balanced, Flexible Accommodation Throughout
- Period Features Throughout
- Offered To The Market With No Onward Chain
- South Facing Level Rear Garden
- Leasehold, Council tax band C, EPC E

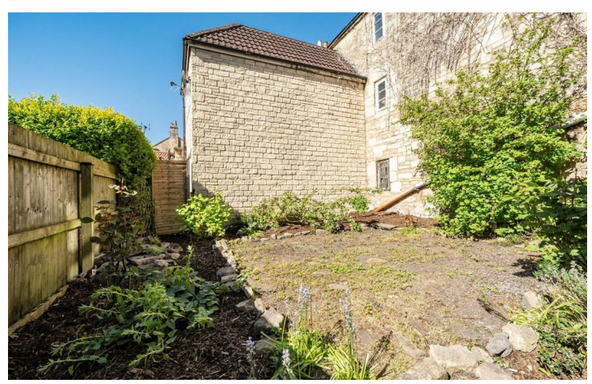
DETAILS

A handsome three storey period home in need of updating throughout. Offered to the market with No Onward Chain the property boasts huge potential with well balanced, flexible accommodation, level rear gardens and an abundance of period features.









DESCRIPTION
Once inside the property there is a hallway with stairs leading up to the first floor. Off to the right is an open plan living area providing ample space for both a sitting and dining room. To the rear is the kitchen as well a door leading out to the level enclosed south facing garden

On the first floor there are two well proportioned double bedrooms positioned to the front and rear of the property. The principle bedroom is to the rear and measures an impressive 13'11"x13'3". The second floor provides a further double bedroom and the family bathroom with panelled bath, w.c and wash hand basin.

LOCATION
Batheaston is a thriving and well-connected village, renowned for its excellent primary school, active church community and strong sense of local life. A wide range of amenities are on hand, including a convenience store, traditional public house, organic café, dental practice, veterinary surgery, Boots pharmacy and a popular fish and chip shop offering takeaway. The village enjoys excellent transport links, with regular bus services providing easy access to Bath city centre and surrounding areas, while nearby road connections to the A4, A46 and M4 make Batheaston ideal for commuters. Batheaston is also celebrated for its outstanding outdoor lifestyle, with scenic walks along the river, across the bridge to Bathampton and along the canal proving particularly popular with residents. During the summer months, the river becomes a hub of activity, with a variety of water sports enjoyed by the local community.



