

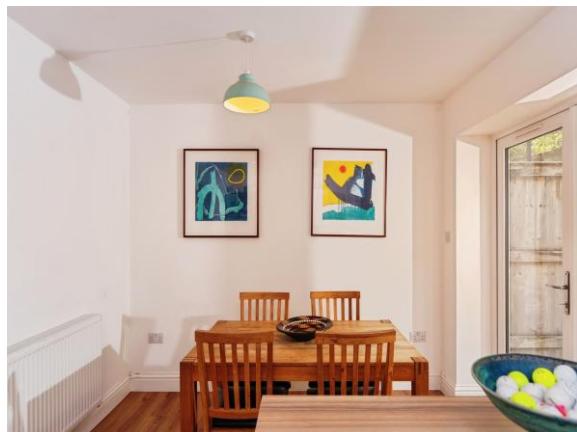


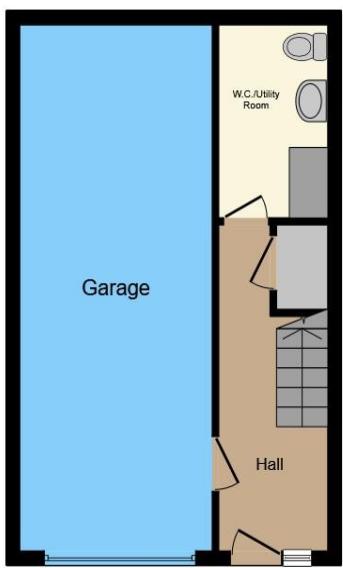
Uphill Drive, Bath, BA1 6PA

welcome to

Uphill Drive, Bath

This four bedroom end of terrace modern family home built by Crossman Homes in 2015 has adaptable accommodation throughout with the property set over four storeys and approx.1560 square foot in size. Located in a no-through road part of Larkhall Village within walking distance of reputable schools.

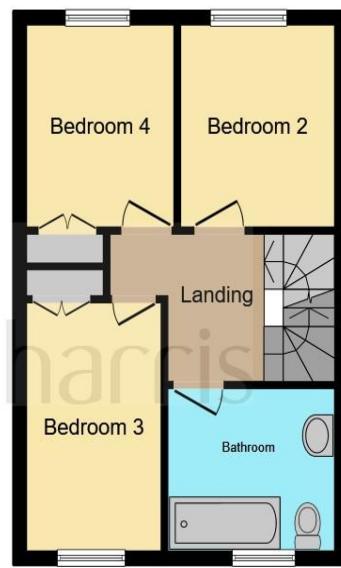




Ground Floor



First Floor



Second Floor



Third Floor

Entrance Hall

Living Room

15' 8" Max x 15' 3" Max (4.78m Max x 4.65m Max)

Kitchen/ Diner

9' 10" x 15' 8" (3.00m x 4.78m)

Utility/ Wc

5' 5" x 9' 4" (1.65m x 2.84m)

Landing

Bedroom One (top Floor)

15' 8" Max x 12' Max Slanted wall (4.78m Max x 3.66m Max Slanted wall)

Bedroom Two

11' 8" x 6' 10" (3.56m x 2.08m)

Bedroom Three

7' 6" x 9' 9" (2.29m x 2.97m)

Bedroom Four

9' 10" x 7' 9" (3.00m x 2.36m)

Bathroom

Outside

Rear Garden

Garage

25' x 9' 5" (7.62m x 2.87m)

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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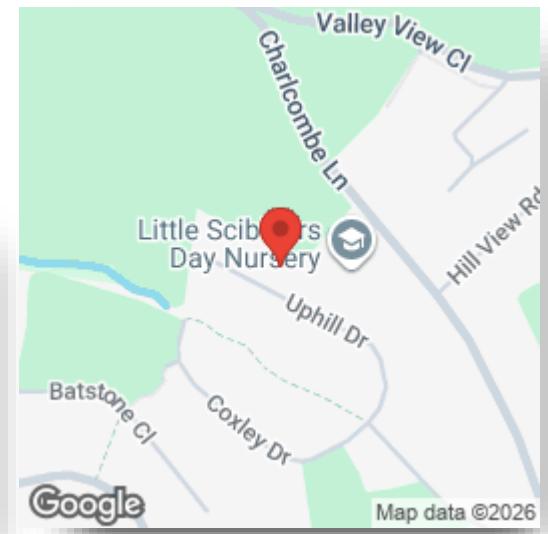
Uphill Drive, Bath

- Four bedroom townhouse
- Garage 25' in length
- Accommodation spread over four levels
- Low maintenance garden to rear
- Driveway for more than one car

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£500,000



view this property online allenandharris.co.uk/Property/LAR104899

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.



Property Ref:
LAR104899 - 0005

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