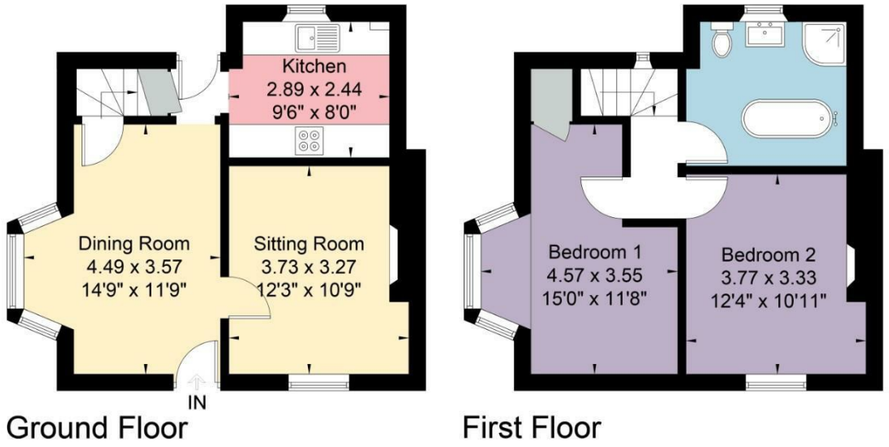
Approximate Gross Internal Area = 72.9 sq m / 784 sq ft

room

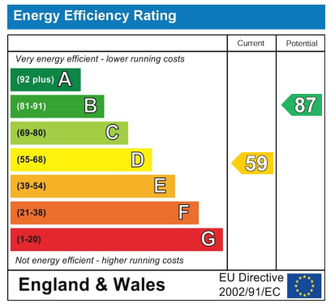
FLOOR PLAN:



Key
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2026

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.



1, Mill Lane, Bath, BA2 1DH

2 Bedroom House - Semi-Detached

Offers in excess of £300,000

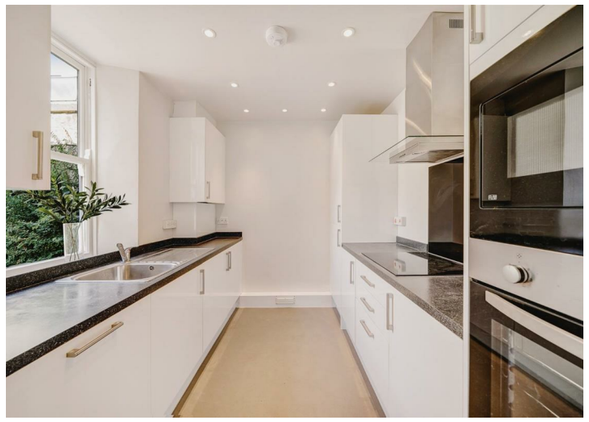
- Semi-Detached Chain Free Period Home
- Private Walled Courtyard Garden
- Well Positioned For Local Amenities
- Two Reception Rooms, Two Double Bedrooms, Sleek Bathroom & Kitchen
- Immaculately Presented Well Balanced Accommodation
- Freehold, EPC Rating D, Council Tax Band B

DETAILS

An immaculately presented two double bedroom, period, semi-detached home brought to the market with No Onward Chain. The property boasts sleek accommodation with stacks of charm as well as a private courtyard.













DESCRIPTION
Upon entering, you are welcomed into a generously proportioned, bay-fronted reception room, offering versatile space for both relaxing and entertaining. From here, stairs rise to the first floor and lead through to the remainder of the ground floor accommodation. The sleek, contemporary kitchen is fitted with a range of wall and base units, complemented by integrated appliances. A door from the kitchen opens directly onto the attractive, walled courtyard garden, complete with useful storage. A private and peaceful outdoor space, it provides the perfect setting for enjoying the warmer months. Completing the ground floor is a second reception room, offering a further light and airy space with a variety of potential uses.

To the first floor are two well-proportioned double bedrooms. The principal bedroom benefits from a built-in wardrobe and charming window seat with useful storage beneath, while the second bedroom is another comfortable double and features an attractive period fireplace. The accommodation is completed by a stylish four-piece bathroom, comprising a walk-in shower, roll-top bath, washbasin and WC.

LOCATION
Twerton is an established and increasingly sought-after residential area positioned to the west of Bath's historic city centre, combining a strong sense of community with convenient access to the city and surrounding countryside. The area benefits from a range of everyday amenities, local shops, schools and recreational facilities, while Bath City Farm, Brickfields Park and the Two Tunnels Greenway provide excellent opportunities for outdoor pursuits. Bath city centre is approximately 1¾ miles away, offering an exceptional array of independent boutiques, cafés, restaurants, cultural attractions and leisure facilities, while the area's regular transport connections make the wider city readily accessible. With its balance of convenience, community and proximity to Bath's celebrated amenities, Twerton represents an appealing location for both families and professionals.