

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100	82	82
B	81-91		
C	69-80	68	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

128 High Street, Bathford, Bath BA1 7TH
 Approx. Gross Internal Area
 Main House = 1,108 sq ft - 103 sq m
 Garage = 333 sq ft - 31 sq m
 Total Area = 1,441 sq ft - 134 sq m



Zest, 1a Mile End, London Road, Bath, BA1 6PT
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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.

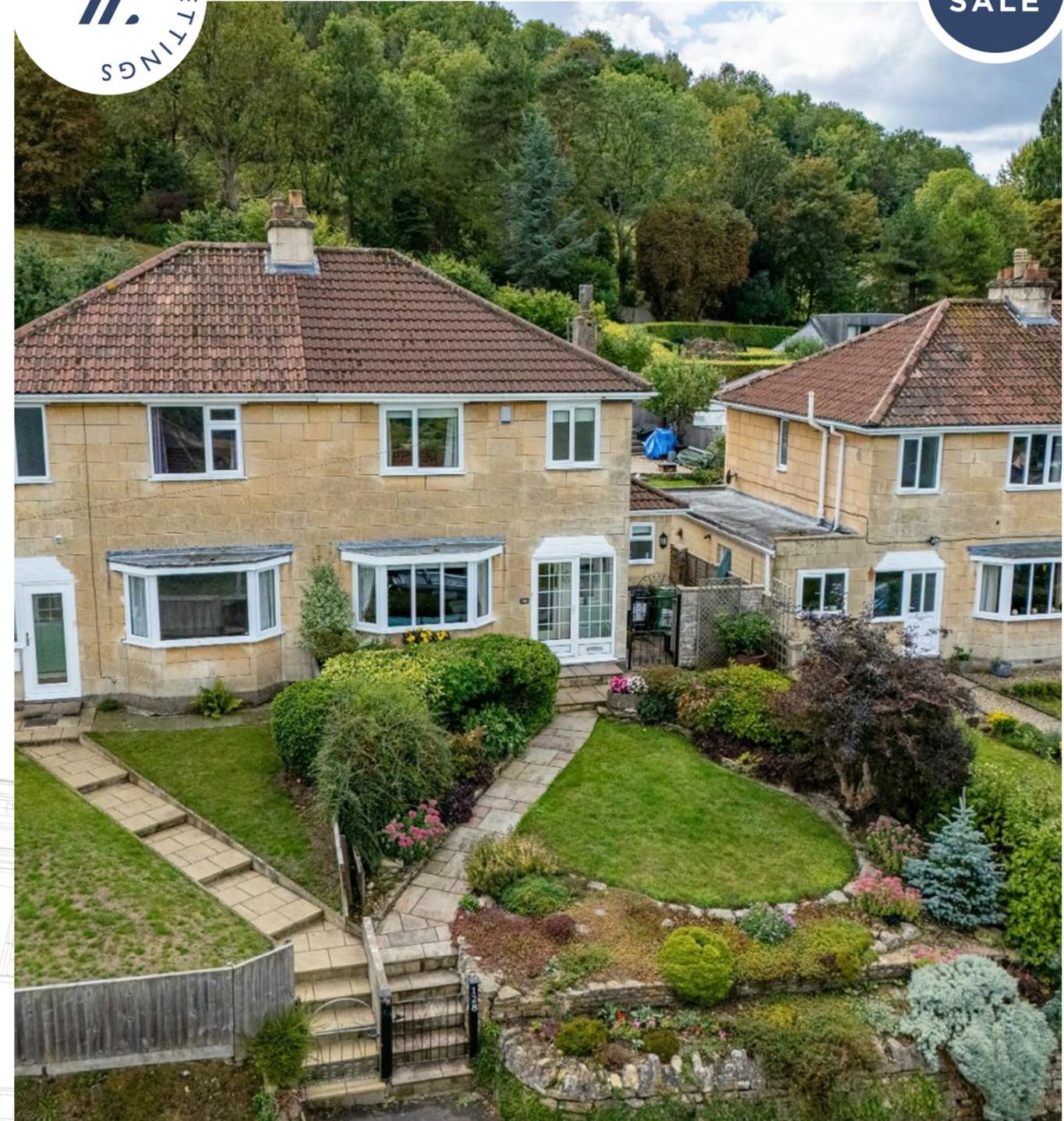
ZEST ESTATE AGENTS

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**HIGH STREET, BATH
 BATHFORD BA1 7TH**

**OFFERS IN EXCESS OF
 £525,000**

3 BEDROOM HOUSE - SEMI-DETACHED

- Three bedroom semi-detached property in elevated position
- Two double bedrooms, one single bedroom and family bathroom
- Double garage and additional off street parking for two cars
- Sitting, dining room, conservatory, separate kitchen and cloakroom
- Pretty front and rear gardens
- Freehold, EPC rating D, Council tax band C



DESCRIPTION

A beautifully presented three bedroom semi-detached property, well positioned on Bathford Hill. The property comprises a spacious sitting/dining room, benefitting from stunning countryside views, separate kitchen, conservatory and cloakroom. Upstairs, the property offers two double bedrooms, one single bedroom and a family bathroom with shower over bath. Outside, the property boasts mature front and rear gardens. The pretty rear garden includes a water feature and pond and plenty of well established plants and shrubs, ideal for a budding gardener. There is also a double garage at the end of the garden and two additional off-road parking spaces.

delightful village just 3 miles east of Bath with good access to the A4. The property is within walking distance of facilities including the primary school, the well regarded shop/café and the pub. Nearby are further amenities including a doctor's surgery, dentist, chemist and veterinary practice. The World Heritage City of Bath offers a full range of further facilities including excellent dining and shopping opportunities. As well as the outstanding primary school in the village, there is a further primary school in Batheaston and excellent secondary schools are within Bath. There are good transport links to London either via Junction 18 of the M4 or by rail from Bath Spa to London Paddington (90 minutes).

LOCATION

Set in attractive countryside, Bathford is a

