

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		84
(11-11) B		
(10-10) C		
(9-9) D		53
(8-8) E		
(7-7) F		
(6-6) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

18 Chilton Road, Bath, BA1 6DL
 Gross Internal Area (Approx.)
 Total Area = 1,140 sq ft - 106 sq m
 (Excl. Eaves Storage)



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.

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CHILTON ROAD, BATH BA1 6DR

**OFFERS IN EXCESS OF
 £485,000**

3 BEDROOM MAISONETTE

- Handsome period maisonette with stunning city views
- Three double bedrooms, family bathroom and separate WC
- No onward chain
- Lounge and kitchen on the ground floor
- On street permit parking
- Leasehold, EPC rating E, Council tax band C



DESCRIPTION

You enter the property from the side, through a porch that leads into a welcoming entrance hallway, where stairs rise to the first floor. On this level, you'll find a bright and airy dual-aspect living room, featuring a charming bay window that offers stunning panoramic views across Bath. The room also boasts a characterful fireplace, adding warmth and charm.

Adjoining the living room is a sleek, modern kitchen fitted with a range of wall and base units, along with integrated appliances for a streamlined look and practical use.

Upstairs on the first floor are two generously sized double bedrooms, a family bathroom, and a separate W.C. The principal bedroom enjoys the same beautiful bay window and far-reaching views, as well as a built-in wardrobe for added convenience.

The second floor is home to the third and final double bedroom — a spacious room with a dormer window and useful eaves storage, making it ideal as a guest room, home office, or additional living space.

Outside, to the side of the property, there is a small courtyard area, currently used as an occasional outdoor dining spot during the warmer months — a lovely, private space to relax or entertain.

LOCATION

Camden is one of Bath's most sought-after neighbourhoods, ideally located just a mile from the city centre. This vibrant area offers easy access to an excellent range of bars, traditional pubs, restaurants, and well-connected transport links. Local amenities include a supermarket, off-licence, delicatessen, riverside pub, and pharmacy — all within easy reach. Just a short stroll away, the neighbouring area of Larkhall adds to the appeal with its village-like charm and strong sense of community, offering a post office, fantastic schools and a selection of independent shops including a butcher, greengrocer, and deli.

TENURE

Leasehold
999 year lease commencing 1980
Ground rent: Informal £25 per annum
Subject to change

