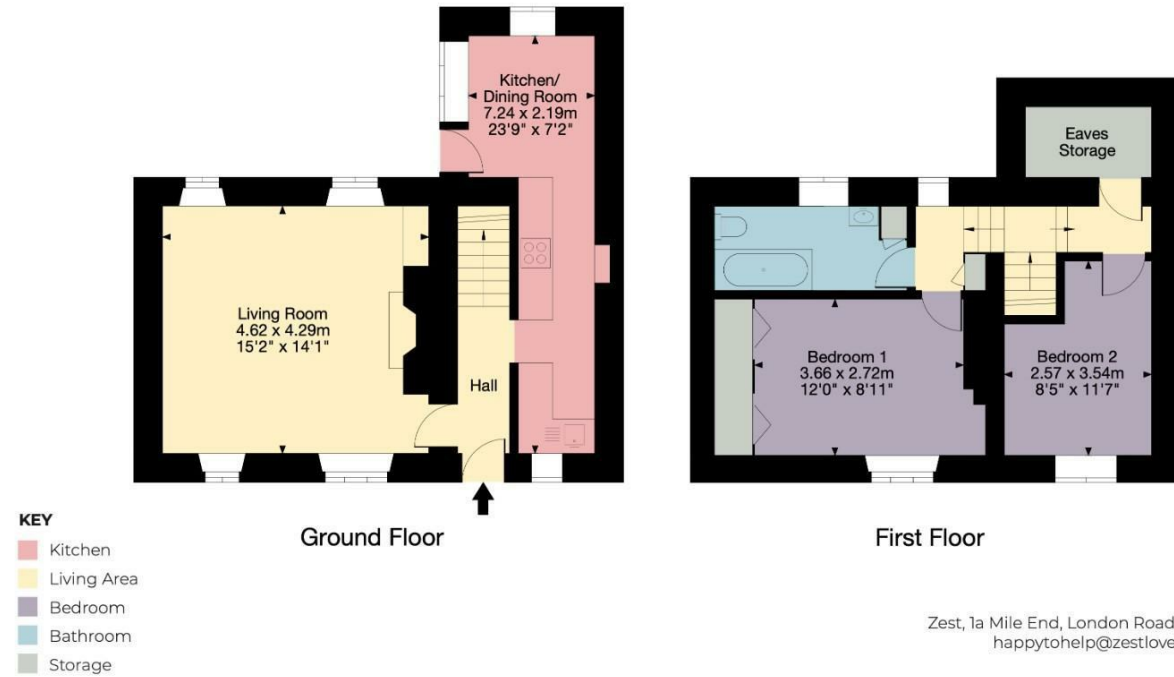


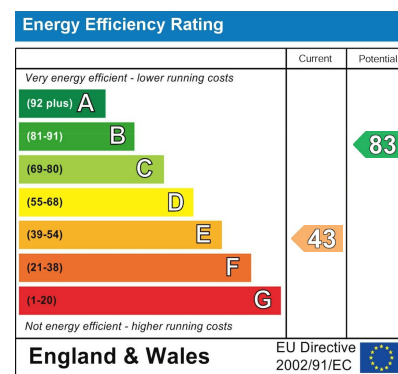
60 High Street, Weston, Bath BA1 4DB
 Approx. Gross Internal Area
 Total Area = 807 sq ft - 75 sq m
 (Incl. Eaves Storage)



FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
 London road
 Bath
 BA1 6pt

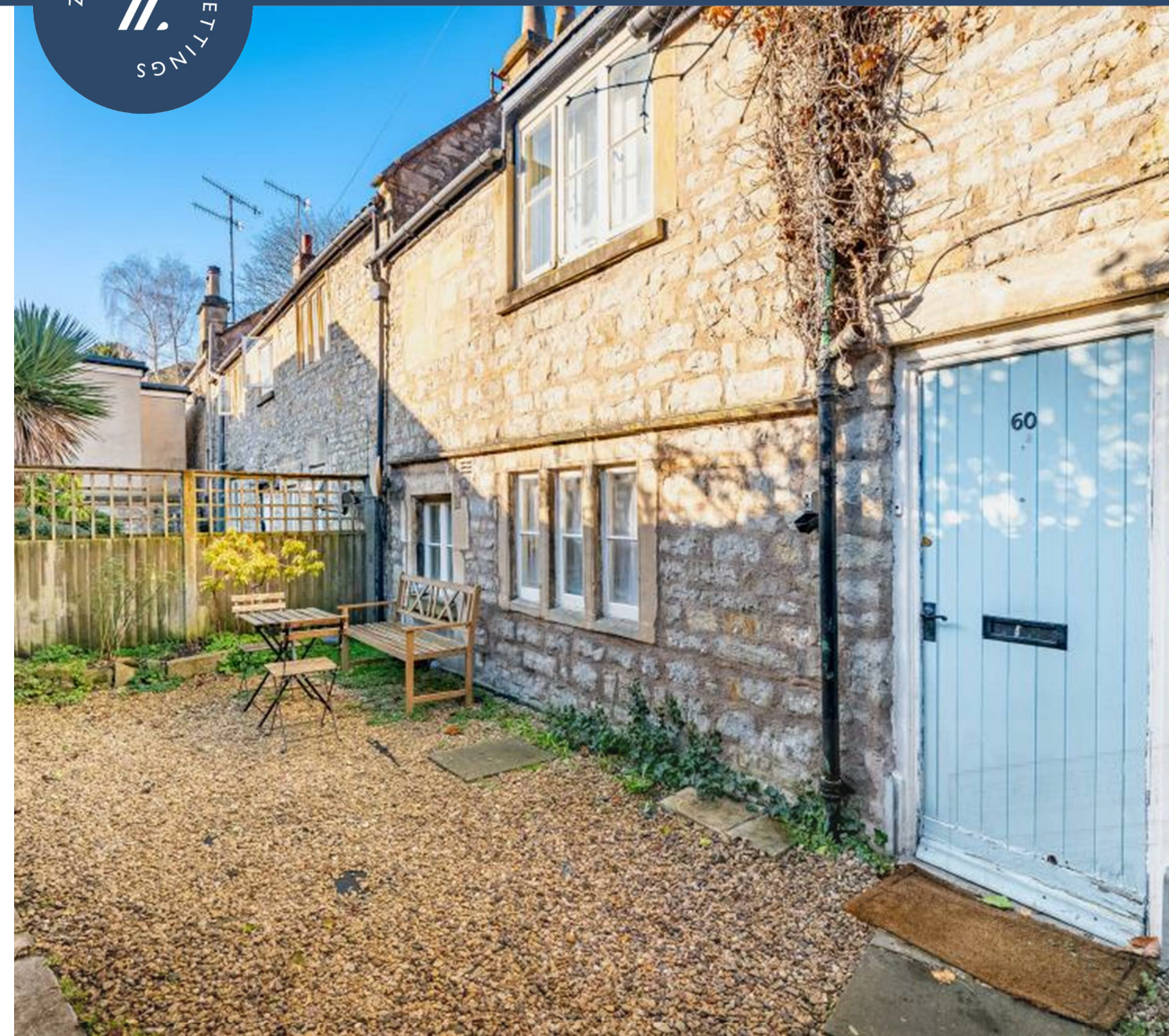
T: 01225 48 10 10
 E: happytohelp@zestlovesproperty.com



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.



60, High Street, Bath, BA1 4DB

2 Bedroom House - End Terrace

Offers in excess of
 £275,000

- End of terrace Grade II listed cottage, in need of renovation
- Two Double Bedrooms & Family Bathroom
- Offered To The Market With No Onward Chain
- Living Room & Kitchen Dining Room
- Front & Rear Courtyard Gardens
- Freehold. Council Tax Band C. EPC rating E

DETAILS

This charming period cottage is bursting with character and offered to the market with No Onward Chain. The property requires some renovation work and provides well balanced accommodation over two floors along with front and rear courtyards.



DESCRIPTION

To the front of the property is a secure gate leading to the sweet front courtyard. This Grade II listed cosy home comprises a characterful sitting room complete with a beautiful stone fireplace, ideal for those cosy winter evenings. Also on the ground floor you will find the kitchen with fitted appliances and dining area to the rear where there is a door that leads to the enclosed rear courtyard.

On the first floor you will find two charming double bedrooms complete with built in wardrobes and plentiful storage, there is a modern fitted bathroom and multiple additional storage areas across the landing space.

LOCATION

Weston village offers a good selection of independent shopping outlets which include a Tesco, a bakery, post office and café. Bath's main hospital, the RUH, is located in Weston along with an additional village doctors surgery. There are a good selection of primary and secondary schools all easily accessible, with most notably the Weston All Saints Primary School which is rated outstanding.