

10 Victoria Gardens, Batheaston, Bath BA1 7RD

Approx. Gross Internal Area
Total Area = 829 sq ft - 77 sq m
Excluding Undercroft

FLOOR PLAN:

Terrace

Kitchen/
Dining Room
4.96 x 3.52m
16'3" x 11'7"

Sitting Room
3.15 x 4.20m
10'4" x 13'9"

Hall

Ground Floor

Bedroom 1
3.04 x 3.58m
10'0" x 11'9"

Bedroom 2
3.04 x 4.34m
10'0" x 14'3"

Bedroom 3
1.81 x 2.41m
5'11" x 7'11"

First Floor

2.77 x 3.78m
9'1" x 12'5"

2.15 x 1.73m
7'1" x 5'8"

Undercroft

KEY

Kitchen

Living Area

Bedroom

Bathroom

Storage

Compass rose

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EPC CHART:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ZEST PROPERTY SERVICES

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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.



10, Victoria Gardens, Bath, BA1 7RD

3 Bedroom House

Offers in excess of £425,000

- An immaculately presented family home

• Three bedrooms, family bathroom

• Situated within a no through road within the sought after village of Batheaston
- Well appointed kitchen/diner, living room

• Undercroft, potential to extend subject to the necessary planning consents, gardens

• EPC D. Freehold. Council tax band C.

DETAILS

A beautifully presented family home, set in a quiet location with panoramic southerly views. Kitchen/diner, living room, three bedrooms, family bathroom. Undercroft, terrace. Secure mature rear garden.



DESCRIPTION

A beautifully presented 1930s semi-detached home, tucked away in a quiet no-through road and enjoying far-reaching views. This charming property has been sympathetically updated and lovingly maintained in recent years, most notably benefitting from a newly replaced roof.

The well-balanced accommodation is arranged over two floors. To the ground floor, an open-plan layout flows from front to back, comprising a welcoming living room and a stylish kitchen/diner, with doors opening onto a rear terrace overlooking the garden.

Upstairs, there are two generous double bedrooms, a third bedroom, and a modern family bathroom. An undercroft ideal for storage, offering potential to develop, subject to the necessary planning consents. Outside, the property is complemented by mature gardens to both the front and rear.

LOCATION

Batheaston is a thriving and well-connected village, renowned for its excellent primary school, active church community and strong sense of local life. A wide range of amenities are on hand, including a convenience store, traditional public house, organic café,

dental practice, veterinary surgery, Boots pharmacy and a popular fish and chip shop offering takeaway. The village enjoys excellent transport links, with regular bus services providing easy access to Bath city centre and surrounding areas, while nearby road connections to the A4, A46 and M4 make Batheaston ideal for commuters. Batheaston is also celebrated for its outstanding outdoor lifestyle, with scenic walks along the river, across the bridge to Bathampton and along the canal proving particularly popular with residents. During the summer months, the river becomes a hub of activity, with a variety of water sports enjoyed by the local community.

