

19 Battle Walk, Bath BA1 9AX
 Approx. Gross Internal Area
 Main House - 952 sq ft - 88 sq m
 Garage - 200 sq ft - 19 sq m
 Total Area - 1152 sq ft - 107 sq m



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.

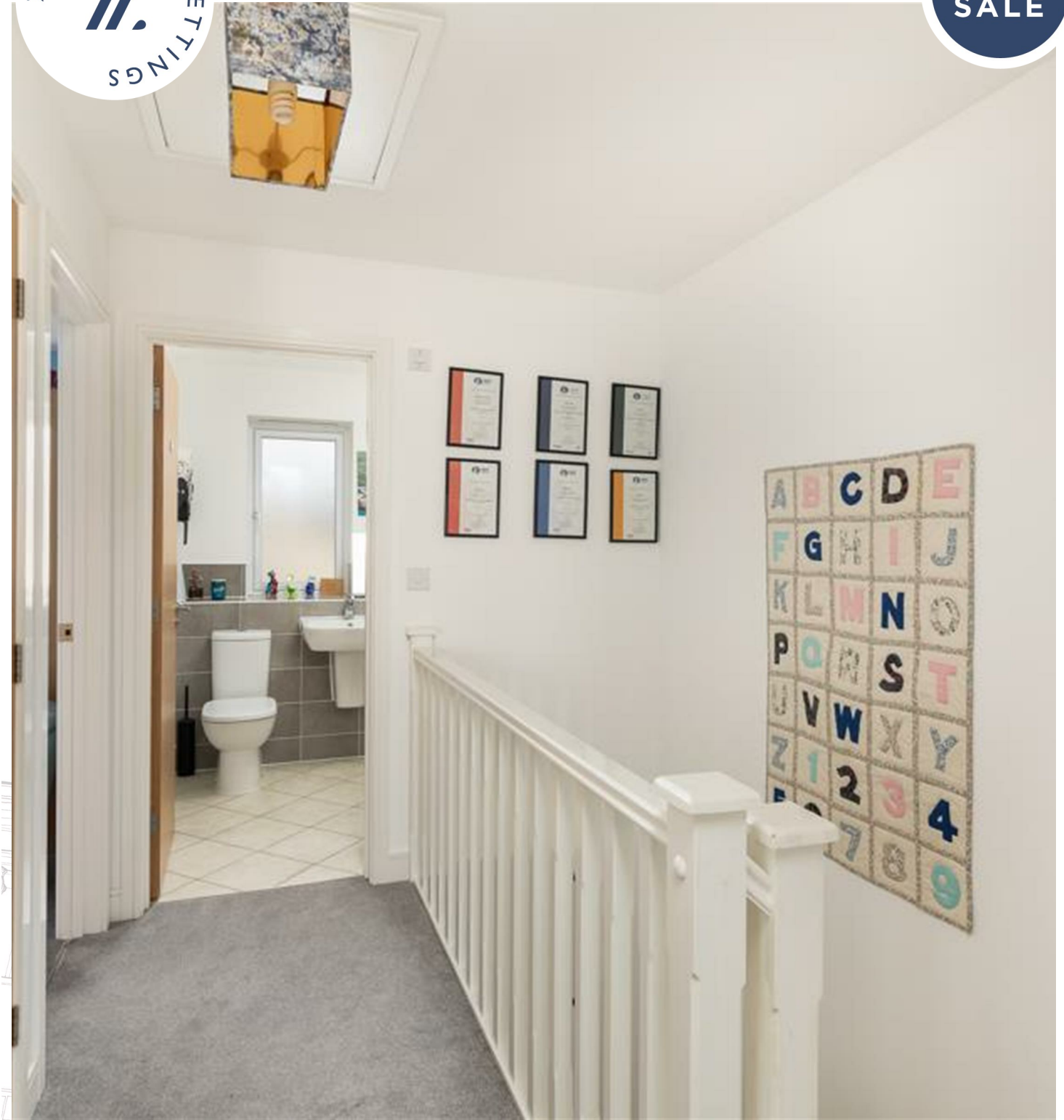
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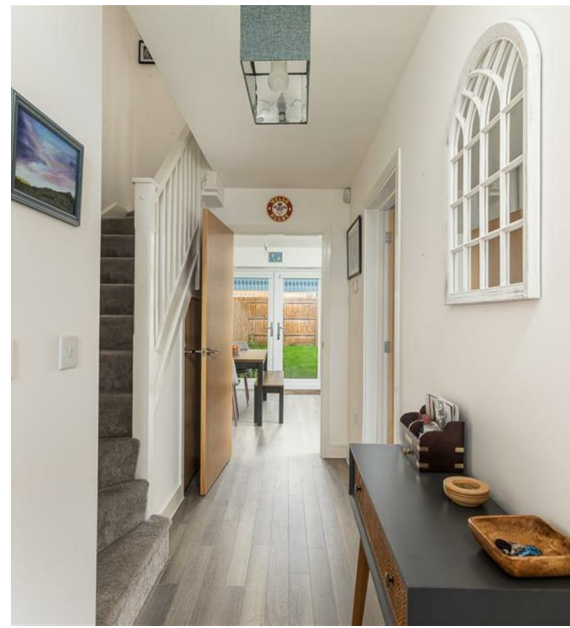


**BATTLE WALK, BATH
 LANSDOWN BA1 9AX**

**GUIDE PRICE
 £500,000**

3 BEDROOM HOUSE - SEMI-DETACHED

- Well appointed semi detached family home, built in 2019
- Two further bedrooms, bathroom
- Level garden, garage and off road parking
- Principle bedroom with ensuite
- Living room, kitchen/diner, wc
- EPC B. Approx total area 1152ft x 107sqm including garage. Freehold. Council tax band D



DESCRIPTION

A beautifully appointed contemporary style semi detached modern house, built to an exacting standard by Linden Homes in 2019 and most conveniently located in this highly sought after development on the prime northern slopes of Bath. This light and spacious family home benefits from a living room with bay window, well equipped open plan kitchen/diner with double doors leading out to the rear garden, principle bedroom with ensuite bathroom, a further double bedroom, home office/bedroom three, family bathroom. Externally there is a driveway for off road parking leading to a good sized garage. Level secure garden to the rear with side access into the garage.

LOCATION

Battle Walk is positioned within this sought

after development on the northern slopes of Bath, thoughtfully built around various areas of open parkland incorporating a number of play areas for children as well as being well positioned for wonderful walks through rolling open countryside.

Various amenities are within a short walk (including The Hare and Hounds gastro pub, Kingswood and Royal High Schools), whilst the new Abbot Alphege Academy Primary school and Spar convenience shop are close at hand within the development. A regular bus service is on hand to whisk you swiftly into the centre of Bath, some 2 miles away and the M4 motorway is also easily accessible without having to cross the city.

