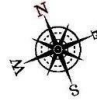


**Hill Farm Annexe, Solsbury Lane, Batheaston BA1 7HB**  
 Approx. Gross Internal Area  
 Main House - 1,101 sq ft - 102 sq m



- KEY**
- Kitchen
  - Living Area
  - Bedroom
  - Bathroom
  - Storage

Ground Floor      First Floor      Second Floor

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
 happytohelp@zestlovesproperty.com  
 01225 481010

**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**

1A MILE END  
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**SOLSBURY LANE, BATH  
 BATHEASTON BA1 7HB**

**GUIDE PRICE  
 £375,000**

**2 BEDROOM HOUSE - END TERRACE**

- A beautifully presented and spacious period property
- Open plan living/dining and kitchen with large bay window
- Council tax band D, EPC rating D, Leashold, share of freehold
- Situated in a pretty quiet lane within the sought after village of Batheaston
- Two double bedrooms, family bathroom, spacious hallway
- Pretty front garden with off road parking space, rear courtyard, rural outlook



**DESCRIPTION**  
 Hill Farm Annexe is a substantial period cottage, bursting with period charm, spacious and light. This beautifully presented property sits within a few minutes walk of all the popular local amenities in Batheaston close to beautiful countryside. The property has a generous entrance hall, a living room benefitting from a large bay window and exposed walls, opening into the kitchen/dining room. The kitchen has solid work tops and is well equipped with direct access out to the rear courtyard. There are two good sized double bedrooms with built in storage and a lovely outlook. A contemporary modern bathroom with a free standing bath and separate shower. To the front of the property there is a pretty level garden with an outbuilding and off road parking for one vehicle.

**LOCATION**  
 Situated within a pretty, quiet lane within the

sought after village of Batheaston, north/east of Bath. Batheaston has a wide range of amenities including primary school, newsagents, coffee shop, doctors and dentists, veterinary surgery, and public house. A cycle path runs from the village across the meadows to the canal where it joins the towpath either in the direction of Bath/Bristol or Warleigh Weir/Bradford-on-Avon. The World Heritage City of Bath with its abundance of cultural, recreational and retail facilities is only 3 miles away and there are frequent bus services running through the village. The village offers easy access to the M4 (J18) and A4 to Chippenham and Bristol. Bath Spa station provides mainline rail services to London Paddington and Bristol.

**TENURE**  
 Leasehold. 999 year lease which commenced in 1998. Share of freehold. Hill Farm (Batheaston) Management Company.