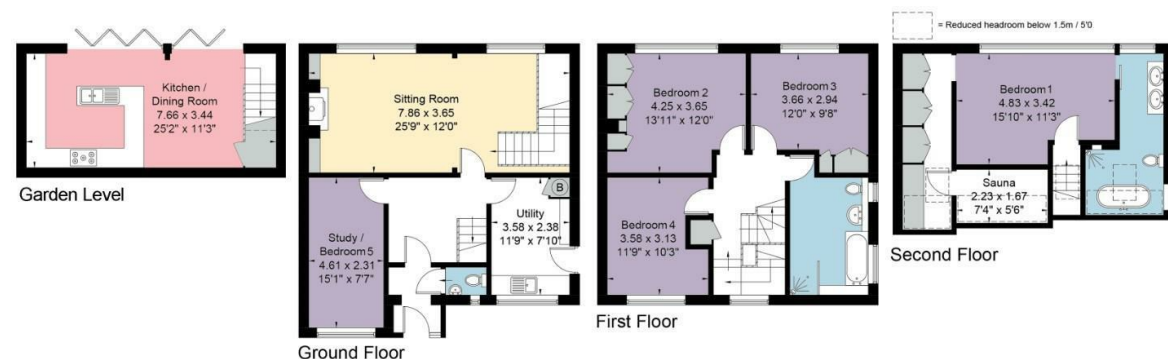


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21 West View Road, Batheaston BA1 7PN  
Approximate Gross Internal Area = 190.4 sq m / 2049 sq ft



These plans are prepared in accordance with the guidelines set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024

**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.

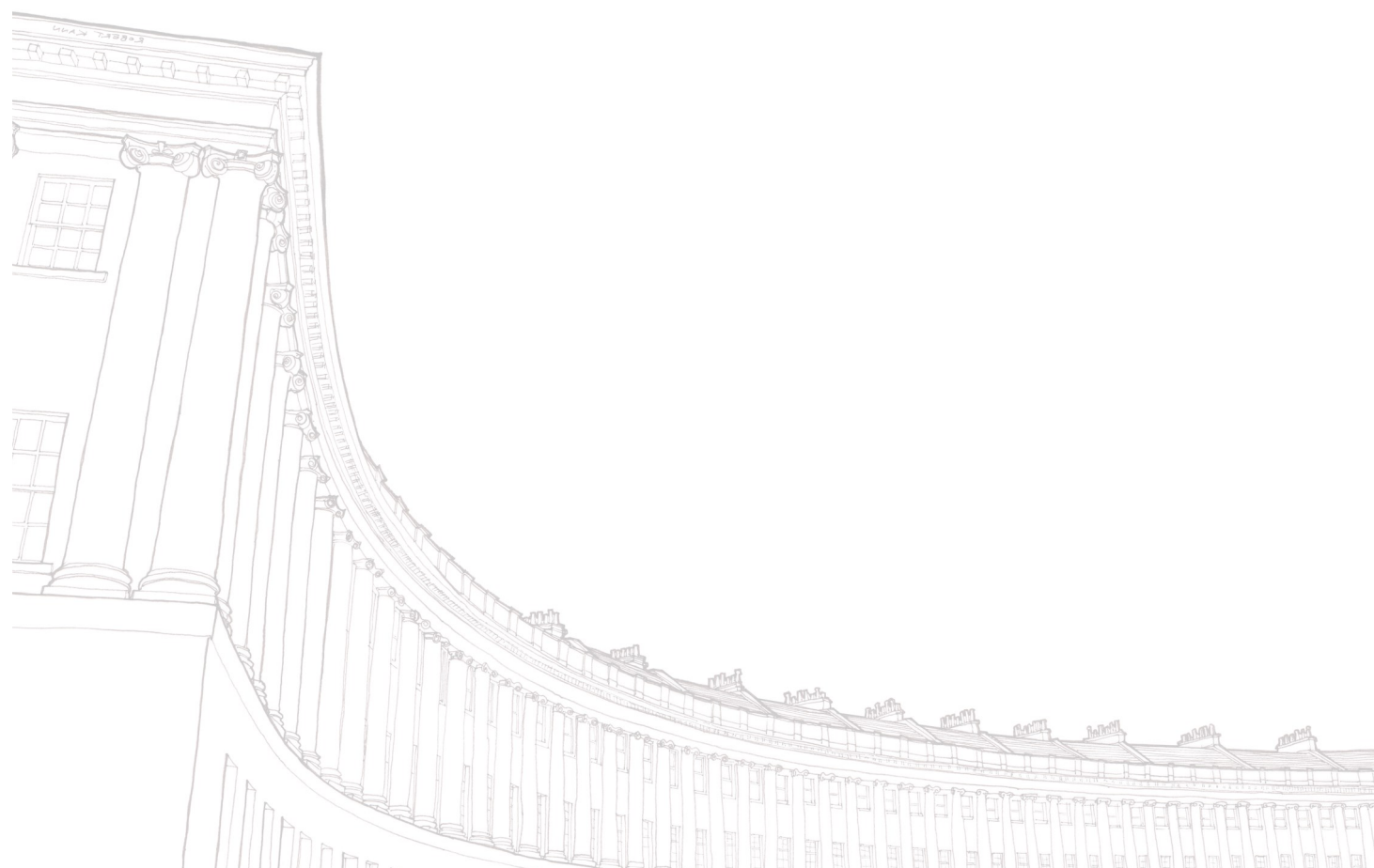
**ZEST ESTATE AGENTS**

1A MILE END  
LONDON ROAD  
BATH  
BA1 6PT

T: 01225 48 10 10  
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

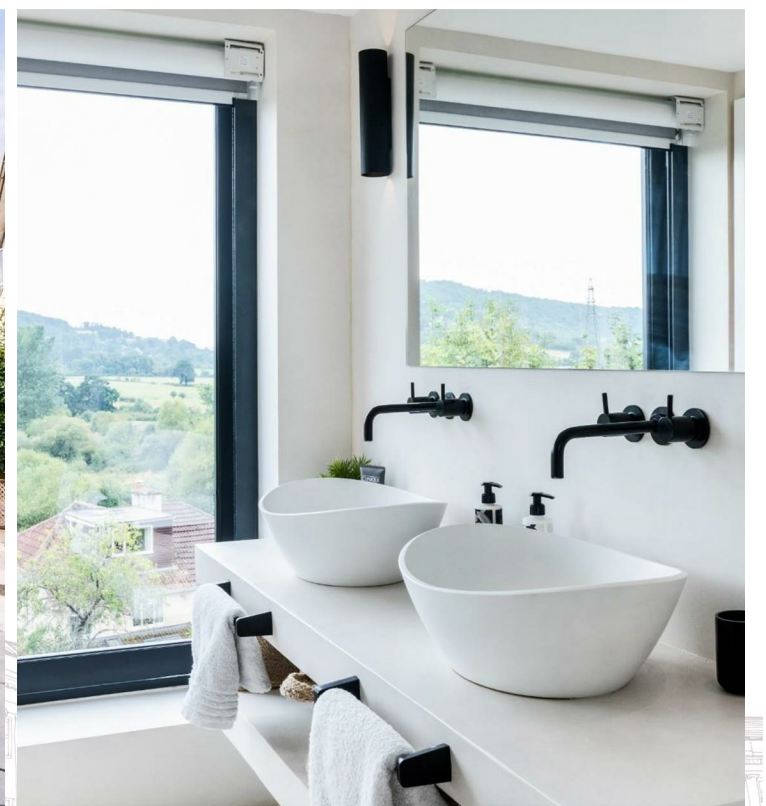


**WEST VIEW ROAD  
BATHEASTON BA1 7PN**

**GUIDE PRICE  
£875,000**

**5 BEDROOM HOUSE - SEMI-DETACHED**

- An outstanding family home, extended and renovated to an exceptionally high standard with arguably the best view across Bath and open countryside
- Large kitchen/diner with bi-fold doors to the rear garden, home office/bedroom five, utility room
- Principal bedroom suite, exquisitely designed with bathroom, dressing area and sauna, three further double bedrooms, family bathroom, cloakroom
- Perfectly positioned within a cul-de-sac, just a few minutes walk of all the local amenities
- Front garden with parking, secure level rear garden
- EV charging, Freehold. Council tax band D.



## FURTHER DETAILS

A beautiful property which has, over recent years, been thoughtfully considered, extended and refurbished to an exceptionally high standard, maximising its space and potential. This immaculately presented home offers spacious accommodation evenly spread over four floors with all principal rooms enjoying a south/westerly aspect with the most breath-taking views over Bathampton Meadows and towards the City Centre. The sunsets you experience from this property are simply inspiring.

The garden level offers the perfect contemporary kitchen/diner with underfloor heating and bi-fold doors leading out to the rear garden. The floor above enjoys a sitting room flooded with light and a log burning stove for those cosy winter evenings. This floor also incorporates a home office/bedroom five, very useful utility/laundry room and a cloakroom. As you reach the first floor the views and light increase giving a feeling of openness and space, leading to three double bedrooms and a stunning family bathroom with underfloor heating and a separate walk-in shower.

A handmade oak staircase leads up to the principal suite, which is a real sanctuary. Situated on the second floor, with a fully glazed aspect soaking up those panoramic views, it also incorporates an ensuite bathroom which has been beautifully finished in micro-cement and features double sinks, a freestanding bath, separate shower and underfloor heating. Walking through further you will find the dressing area, with custom made wardrobes, and bespoke Finnish 'Finnmark' sauna with integrated sound system. Luxury touches have been considered throughout, including a 'Control 4' smart home operating system, connecting the audio, visual, lighting and blinds and zone lighting

throughout the bedroom, en-suite and fully bespoke walk through wardrobe.

To the front of the property there is off road parking for one car and an EV charging port, and a lawn with small patio area, ideal for the morning sunshine. The rear garden is secure and is enhanced by a patio area ideal for alfresco dining and a tree house for the children. A gate provides rear access to a very handy walkway into the Village centre, and riverside, which is within a five minute walk.

If you are looking for a 5 bedroom, modern, unique and truly homely property then please do get in touch to arrange a viewing.

Please note this property is being sold on behalf of an employee of Zest Sales & Lettings.

## LOCATION

West View Road is a no through road, enjoying an elevated position within sought after village of Batheaston, surrounded in beautiful countryside. North/east of Bath, within a few minutes walk of the River Avon, ideal for kayaking and paddle boarding. Batheaston has a wide range of amenities including primary school, Spa grocery shop which incorporates a Post Office, coffee shop, Fish and Chip restaurant, Indian takeaway, hairdressers 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. 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.