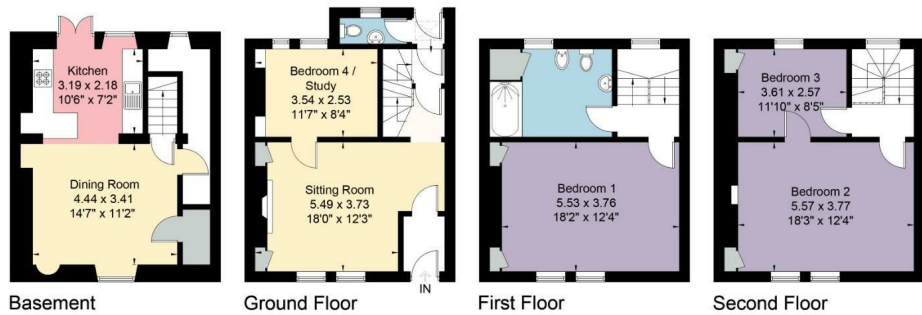


Approximate Gross Internal Area = 143.4 sq m / 1543 sq ft

room



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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FOR SALE



# LOWER EAST HAYES, BATH BA1 6AN

## OFFERS IN EXCESS OF £650,000

- ### 4 BEDROOM HOUSE
- Grade II listed Georgian townhouse with period features
  - Three double bedrooms, bathroom, cloakroom
  - Close to the local amenities of Larkhall and within a level walk of the city centre
  - Open plan kitchen/diner, living room, home office/bedroom four
  - Large, level south facing rear garden with an impressive studio
  - Freehold, EPC rating D, Council tax band E



#### DESCRIPTION

This Grade II listed Georgian townhouse offers three double bedrooms, ample living space arranged over four levels. On the lower ground floor there is a fantastic open plan kitchen and diner, with rear doors leading out into the garden. On the ground floor is a cosy living space and separate study/additional bedroom, as well as W.C. Upstairs you will find a lovely light and spacious bedroom and separate large bathroom with shower over bath. On the top floor there are two further bedrooms. The property also benefits from a well proportioned, fully enclosed rear garden and large outside studio, ideal for a home office, gym or storage. No onward chain.

#### LOCATION

Lower East Hayes is situated between Walcot and Larkhall, Plenty of local

amenities can be found within walking distance. The centre of Larkhall village is less than a five minute walk-away, and provides a wide-array of amenities, including a small co-op, butchers, delicatessen, multiple cafes, newsagents, post office, and independent shops. The centre of Bath is less than half-an-hour walk away, but can also be reached by the frequent bus service which runs along London Road. For commuters, there is easy access to the M4 (J18 - 11 miles), and there are high speed rail links available from Bath Spa (1.5 miles) station. Kensington Meadows are just behind the property which provides access to the canal path which offers a pretty walk along the tow path to Bradford on Avon and beyond, with access to Bath and Bristol in the opposite direction.

