

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.energyassessmentservices.co.uk

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.

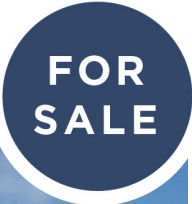
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**FOSSE LANE, BATH
BA1 7NH
2 BEDROOM COTTAGE**

**OFFERS IN EXCESS OF
£200,000**

- Two bedroom period property in heart of Batheaston
- Courtyard garden. Free on street parking nearby
- No onward chain.
- Two bedrooms and bathroom, kitchen/diner, utility area, store room, living room
- Great transport route into Bath city centre
- Freehold, EPC rating E, Council tax band C



DESCRIPTION

A charming two-bedroom home in the heart of Batheaston, blending period character with modern style. The lower ground floor features a newly refurbished kitchen/diner and separate store room, benefiting from a separate utility area. A bright living room with feature fireplace and a bathroom with shower over bath occupy the ground floor, while two well-proportioned bedrooms sit above. The property also benefits from a small front courtyard. Offered with no onward chain and free on-street parking nearby, this lovely home is ready to move into and enjoy. Please note this property has flooded in the last five years and the repair works included extensive flood resilience measures. Flood insurance is available for owner occupiers under the Government Flood Re scheme.

BATHEASTON

Batheaston is a thriving village with a great primary school, active church community and a plethora of local shops, including; a convenience store, 2 pubs, organic cafe, dental practice, vets, Boots Chemist, Indian restaurant and fish and chip restaurant with takeaway. Walks along the river, across the bridge to Bathampton and the canal are very popular with locals, alongside various river sports in the Summer. Cycle path into Bath city centre. Batheaston is located at the bottom of the A46 with an easy access to the M4, Junction 18 and A4 to Chippenham.

