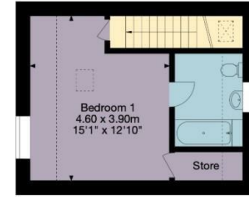
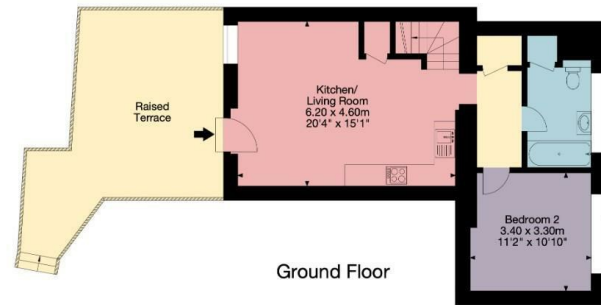


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**7 The Viaduct, Bath BA2 7JD**  
 Approx. Gross Internal Area  
 873 sq ft - 81 sq m  
 (Incl. Areas of Restricted Height)



First Floor

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

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  
 LONDON ROAD  
 BATH  
 BA1 6PT

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**BRASSKNOCKER HILL, BATH  
 MONKTON COMBE BA2 7JD**  
 2 BEDROOM HOUSE

**GUIDE PRICE  
 £350,000**

- A beautifully presented 2 bedroom property
- 2 double bedrooms, 2 bathrooms
- South facing views
- Private courtyard and further communal gardens
- Open plan living, dining, kitchen
- Council tax band D, Leasehold, EPC rating C



**DESCRIPTION**

An intriguing and attractive 2 bedroom property within a private terrace, a conversion of a former public house and brewery. Positioned perfectly to enjoy wonderful far reaching panoramic south facing views of Limpley Stoke Valley. Well maintained communal gardens and the private courtyard lead you into the bright open plan living, dining area and kitchen. To the rear you have the first of 2 double bedrooms, downstairs bathroom and generous storage options. Upstairs is another good sized double bedroom with ensuite bathroom and fabulous views over the picturesque gardens and onto the countryside. Allocated private parking space.

**LOCATION**

Situated on the south fringes of Bath City, nestled within the attractive Limpley Stoke Valley and close to Freshford, offering award winning schools, shops, cafes, pubs and parks with easy and convenient access to the city of

Bath via a regularly run bus service directly outside the property. This area of outstanding natural beauty enjoys the near River Avon, the Kennet & Avon Canal and further greenlands and ancient forest.

Bath is the largest city in Somerset offering a wide variety of boutiques, artisan cafes and restaurants in the heart of the city with an array of museums, art galleries and theatres to choose from, as well as Bath Spa Railway Station providing a high speed link to London Paddington.

**TENURE**

999 year lease, commenced in 2015  
 Freeholders - Viaduct Management company  
 Management Company - Pinnacle Property Management Charge - £130  
 Subject to change

