



13 Belgrave Crescent, Camden, Bath, Somerset, BA1 5JU
Approx. Gross Internal Area
1,868 sq ft - 174 sq m



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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**BELGRAVE CRESCENT, BATH
BA1 5JU
4 BEDROOM HOUSE**

**GUIDE PRICE
£875,000**

- Elegant Victorian Townhouse, period features
- Kitchen, dining room, sitting room, garden room
- South facing landscaped garden
- 4 double bedrooms, bathroom, shower room, wc
- Breath-taking panoramic views
- Off road parking for 2 vehicles, PV panels



DESCRIPTION

A stunning example of a Victorian Town house with many retained original period features, situated within the popular area of Camden, north of Bath. Perfectly positioned, the property benefits from the most enviable panoramic far reaching southerly views. This spacious and light period property offers versatility with accommodation spread over 4 floors, with all principle rooms enjoying the breath-taking views. The accommodation comprises, a kitchen, dining room opening through to the sitting room with a smokeless fuel log burner and exposed floorboards, drawing room/bedroom 4 with a bay window over looking the garden, three further bedrooms, large family bathroom, shower room, wc and a garden room. Externally there is a rear garden which has been tenderly landscaped over recent years offering a patio area, an abundance of mature trees, shrubs, plants, kitchen garden and a pond. Two off road parking spaces can be found at the end of the garden. The roof houses 12 photovoltaic panels, significantly reducing energy costs.

LOCATION

Belgrave Crescent is situated on the upper slopes of Camden, located within easy walking distance of the city centre and all its amenities. There are plenty of independent businesses as you walk towards town on the wonderful Walcot Street. Bath is one of only three UK World Heritage Cities and enjoys international claim for its fine classical architecture and Roman heritage. The city offers a wide variety of restaurants and shops and is home to an international music festival each spring. There are very well-regarded schools nearby in both the state and private sectors, and nearby sporting facilities include the Bath Racecourse, Lansdown Golf Club and Lansdown Tennis/Squash Club. The Recreation ground in the city centre provides the home ground to Bath Rugby. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes). Tenure - Leasehold. 1000 year lease from 1875

