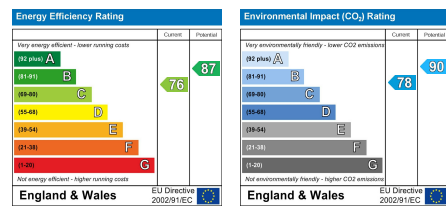


**KEMPTHORNE LANE, BATH  
BA2 5DX**

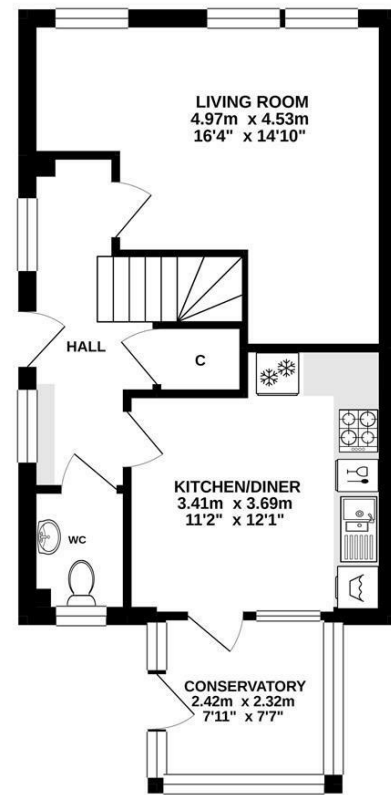
**GUIDE PRICE  
£315,000**

**2 BEDROOM HOUSE**

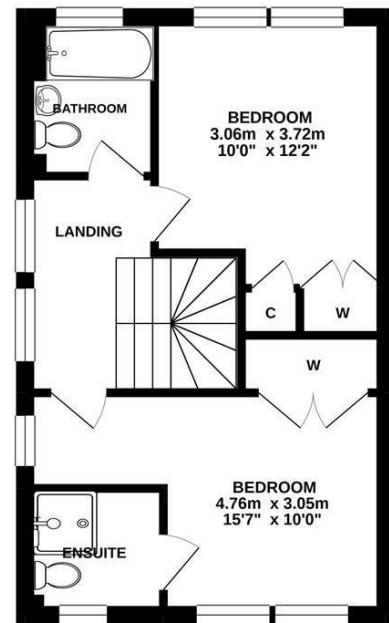
- TWO BEDROOMS
- ALLOCATED PARKING
- COUNCIL TAX BAND C
- CLOSE TO BATH CITY CENTRE
- SOUGHT AFTER DEVELOPMENT
- GAS CENTRAL HEATING
- EXCELLENT LOCAL AMENITIES
- REDECORATED THROUGHOUT



**GROUND FLOOR**  
46.5 sq. m. (500 sq. ft.) approx.



**1ST FLOOR**  
40.9 sq. m. (440 sq. ft.) approx.



TOTAL FLOOR AREA : 87.4 sq. m. (940 sq. ft.) approx.  
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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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**

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BATH  
BA1 6PT

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E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



*Your home is where our heart is...*



Zest are delighted to present this fantastic two bedroom house in a popular location. Kempthorne Lane is an attractive development of 58 houses, wrapped around a pretty communal green and forms part of The St Martins/Concordia development that that was built in 2007. This select development is located on Bath's sought after southern slopes, within easy reach of Bath city centre and within close walking proximity of excellent local amenities. Tucked away behind a substantial period wall, this lovely residential cul-de-sac is ideally located for local shops and bus routes.

The accommodation comprises: Front door through to light and bright entrance hall with WC. Leading through to the flexible kitchen/dining area and into the

conservatory. The good sized living room is approached from the other side of the entrance hall.

Stairs lead to the first floor where you will find a master bedroom with built in floor to ceiling wardrobes and an en-suite. A second, double bedroom with built in wardrobes and a family sized bathroom can also be found on the first floor.

Externally the property benefits from a low maintenance garden and allocated parking.

The property has gas central heating and has recently undergone redecoration throughout with new carpets.

The location offers easy access to the city centre and is close to local amenities being

adjacent to St Martins Hospital and nearby to popular schools. Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station which is a 15 minute level walk away. The M4 motorway junction 18 is approximately 8 miles to the North and Bristol Airport is 18 miles to the West.

Details

Heating: Gas fired

Windows: Double glazed

Parking: Allocated

Leasehold: Freehold

Council tax band: C

