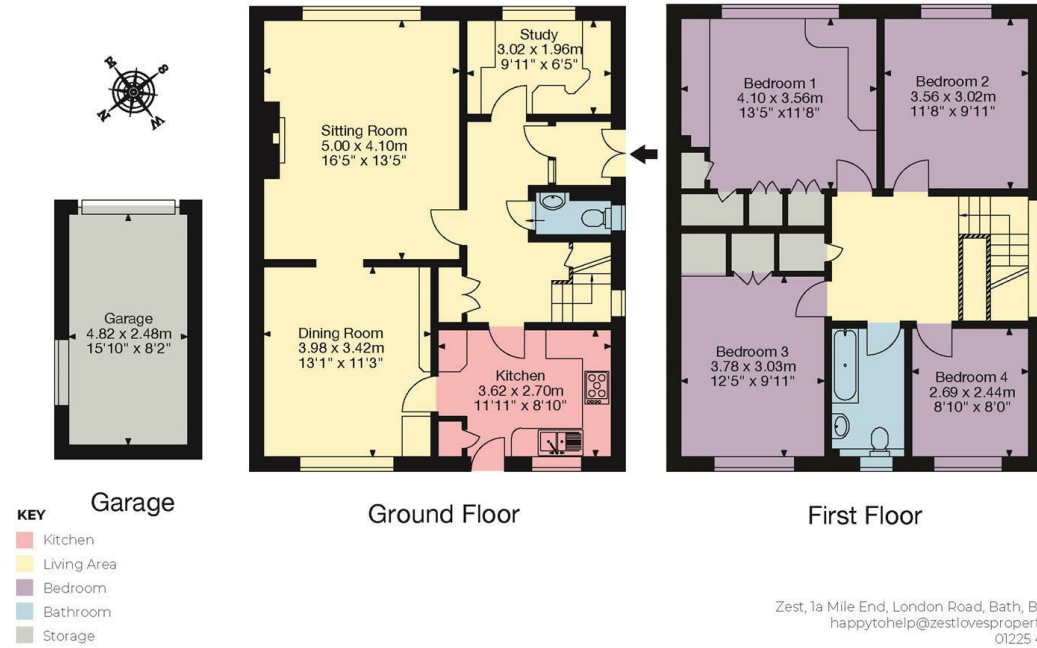


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**65 Meadow Park Bathford BA1 7PY**  
 Approx. Gross Internal Area  
 Main House = 1,430 sq ft - 133 sq m  
 Garage = 129 sq ft - 12 sq m  
 Total Area = 1,559 sq ft - 143 sq m



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  
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**MEADOW PARK,  
 BATHFORD BA1 7PY**  
 4 BEDROOM HOUSE

**GUIDE PRICE  
 £440,000**

- Semi-detached family home with upvc double glazing
- Well equipped kitchen, living room, dining room, study
- Pretty mature gardens with an out building
- Quiet location with far reaching views
- Four double bedrooms, family bathroom, wc
- Garage and off road parking



**DESCRIPTION**

A substantial semi-detached family home situated on the fringes of both Bathford and Batheaston just 3 miles from the centre of Bath. The property is situated towards the end of a no through road benefiting from a quiet location and fabulous views. The accommodation is evenly spread over two floors and offers the following, a well equipped kitchen a large living room, dining room, down stairs study, wc, four double bedrooms and a family bathroom. Externally the property benefits from mature landscaped gardens to the front and rear with an abundance of flowers, shrubs and trees, a patio area and an out building. There is also parking to the front and side of the property for several vehicles and a detached garage.

**LOCATION**

Batheaston village has a well-respected local primary school and is also within easy reach of Bathfords C of E Primary School. There are several fantastic secondary schools which are located nearby and are accessible by local bus routes. The village also benefits from a church, local shops, GP surgery, Boots pharmacy, dentist, vets, hairdressers and local restaurant/cafes. Batheaston also offers immediate and easy access to a range of beautiful local walks and landmarks including Solsbury Hill. Alice Park is very close by, as well as the lovely villages of Bathford and Larkhall. The property is also within easy reach of the M4 and Bath Spa railway station for commuters.

**TENURE**  
Freehold

