

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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	



**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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**FREEVIEW ROAD, BATH  
BA2 1DT**

**GUIDE PRICE  
£300,000**

**3 BEDROOM HOUSE**

- Semi-detached house in quiet location
- Three bedrooms and a family sized bathroom
- On street parking
- Kitchen/diner, utility room and lounge
- Front and rear garden
- Freehold, EPC rating C, Council tax band B



**Description**  
 A lovely two bedroom property offering great views, ample on street parking and an enclosed rear garden with a new decking area. On the ground floor there is a kitchen/diner with a separate utility room as well as a good sized lounge with log burner. On the first floor there are three bedrooms, a family bathroom.

and Outstanding schools nearby. Located just a couple of miles from the city centre, with easy access links to Oldfield Park Railway Station for travel to London Paddington and Bristol.

**Twerton**  
 Often referred to as 'Bath's hidden gem' Twerton is typically a more affordable residential area, located on the south side of the city. With a community owned football club (Bath City FC - capacity 8,840) and a 37 acre City Farm (Bath City Farm) there is plenty going on in Twerton to keep you occupied. There are a number of local amenities, including convenience stores, hairdressers, bakers, off licence, pubs and a number of Ofsted rated Good

