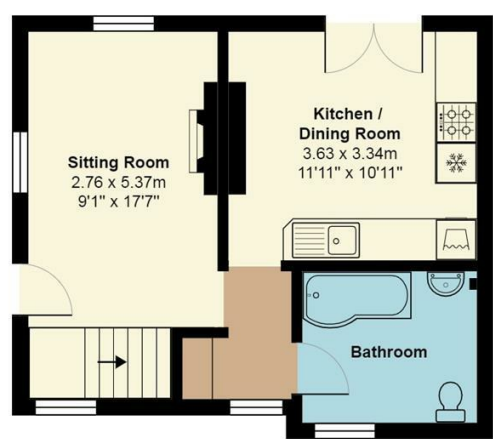


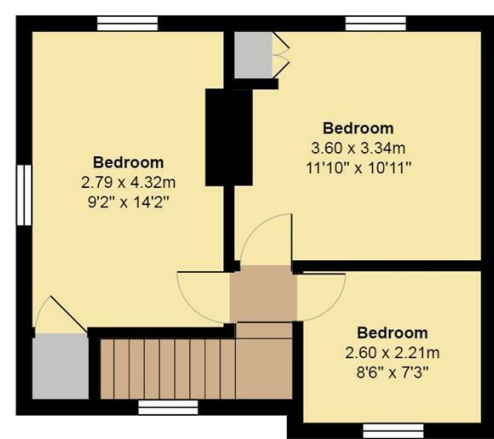
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**FOR SALE**

14 Springfield Buildings



**Ground Floor**  
Area: 36.1 m<sup>2</sup> ... 388 ft<sup>2</sup>



**First Floor**  
Area: 36.1 m<sup>2</sup> ... 388 ft<sup>2</sup>

Total Area: 72.2 m<sup>2</sup> ... 777 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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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.

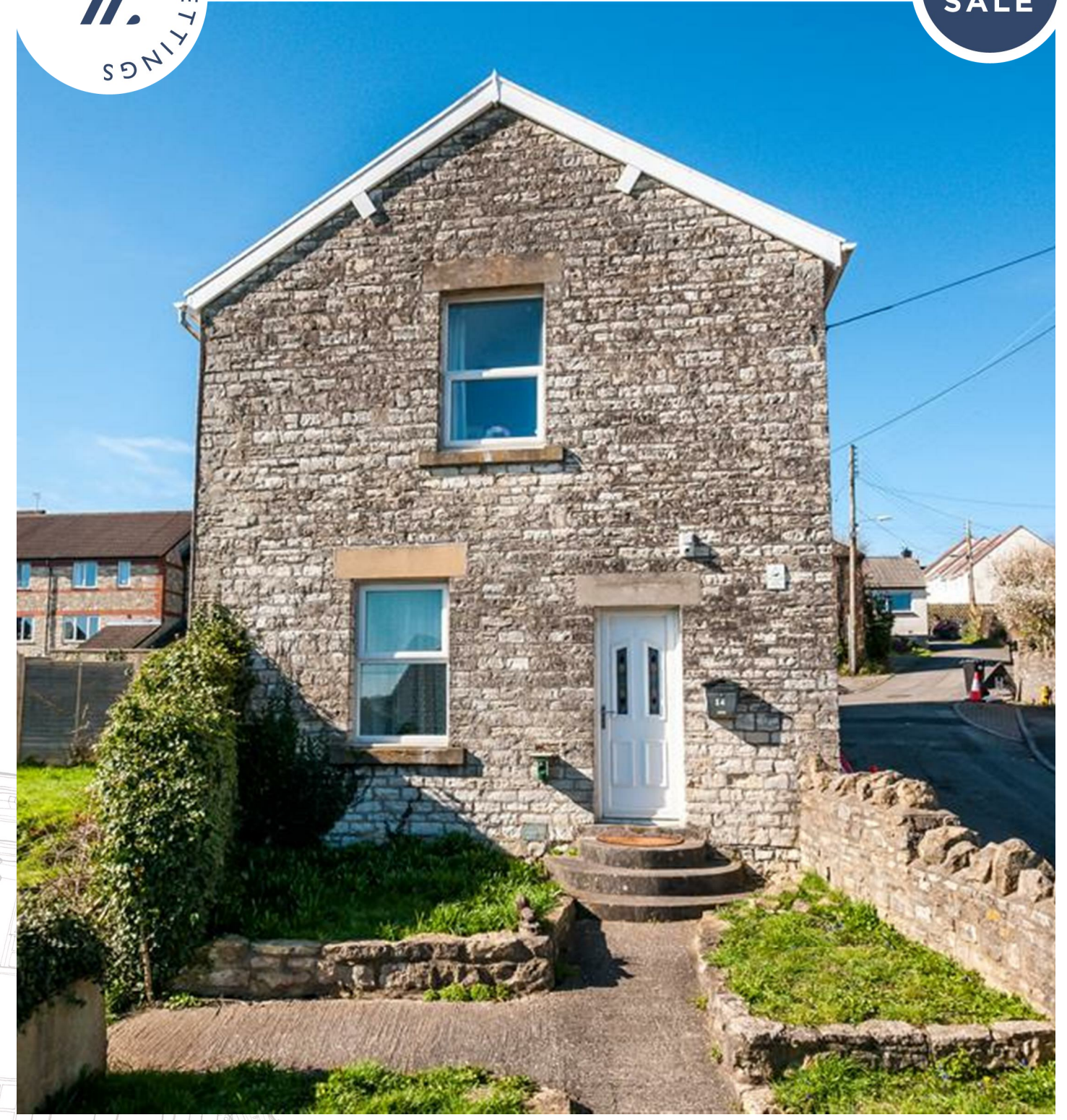
**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**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**  
1A MILE END  
LONDON ROAD  
BATH  
BA1 6PT  
T: 01225 48 10 10  
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



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**SPRINGFIELD BUILDINGS, RADSTOCK**      **PRICE GUIDE**  
**BA3 3JB**      **£220,000**

3 BEDROOM HOUSE

- 3 bedrooms, living room, kitchen, bathroom
- Substantial garden mainly south facing
- Potential building plot, subject to the necessary planning consents
- Quiet location with far reaching views.
- Off road parking for two vehicles - potential to be extended
- In need of some modernisation



This property offers much potential with most of its principle accommodation facing south, the property could easily be extended to provide a larger family home still leaving ample room for a large garden, alternatively it has potential to build another dwelling (all subject to the necessary planning consents). Newly fitted gas central heating, cooker and extractor hob.

This semi detached property was built approximately 100 years ago and benefits from a quiet location and fantastic views, the property is in need of some updating but does offer extremely light and inviting accommodation. The ground floor offers a living room, kitchen/diner and

a family bathroom whilst to the upper floor there are three bedrooms.

The property has off road parking for two vehicles with the potential to create more if required.

Council Tax band: B  
The following mains services are supplied to the property, electricity, gas, water and drainage.

