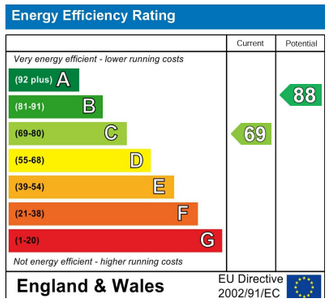

3 Ford Road, Peasedown St. John, Bath BA2 8DG
Approx. Gross Internal Area
587 sq ft - 54 sq m
(Incl. Areas of Restricted Height)

KEY
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

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
BA1 6PT

T: 01225 48 10 10
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ZEST SALES & LETTINGS

01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

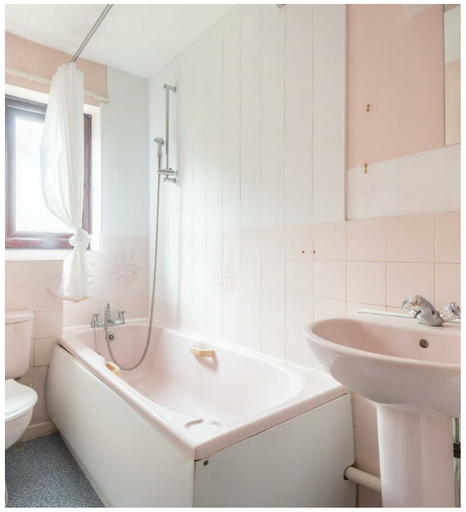
FOR SALE

FORD ROAD, BATH
PEASEDOWN ST. JOHN BA2 8DG

GUIDE PRICE £200,000

2 BEDROOM HOUSE

- 2 Bedroom property requiring renovations
- Enclosed rear garden and off road parking spaces
- No onward chain
- Living room, kitchen and family bathroom
- Far reaching picturesque views
- Council tax band B, EPC rating C, Freehold



DESCRIPTION

Requiring renovations, tucked away in a peaceful cul-de-sac off the Bath Road in Peasedown. This 2 bedroom semi detached property offers a spacious living room leading into the kitchen that overlooks the fully enclosed garden with 2 garden sheds, a patioed area, mature garden plants and lawn, upstairs you have a good sized principal bedroom and second bedroom with built in wardrobe and separate bathroom. The property enjoys views of beautiful green land to the front and has parking opportunities to the side of the property. No onward chain.

LOCATION

Peasedown is a thriving village on the outskirts of the city of Bath, it offers a friendly community feel with the convenience of being by the city at only 5 miles south-southwest of the city of Bath, and 2 miles north-east of the town of Radstock at the foot of the Mendip Hills. On offer in the area are local pubs, eateries, a range of schools, Peasedown St John Primary School, Shoscombe Church School, St Nicholas Church School, Trinity Church School, doctors surgery, sports clubs, a community library and church. Regular public transport from the village to both Bath and Midsomer Norton.