

**1 Middle Lane, Upper East Hayes, Bath, Somerset BA1 6LS**  
 Approx. Gross Internal Area  
 Main House = 1,560 sq ft - 145 sq m  
 Garage = 129 sq ft - 12 sq m  
 Total Area = 1,689 sq ft - 157 sq m



**KEY**

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
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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.

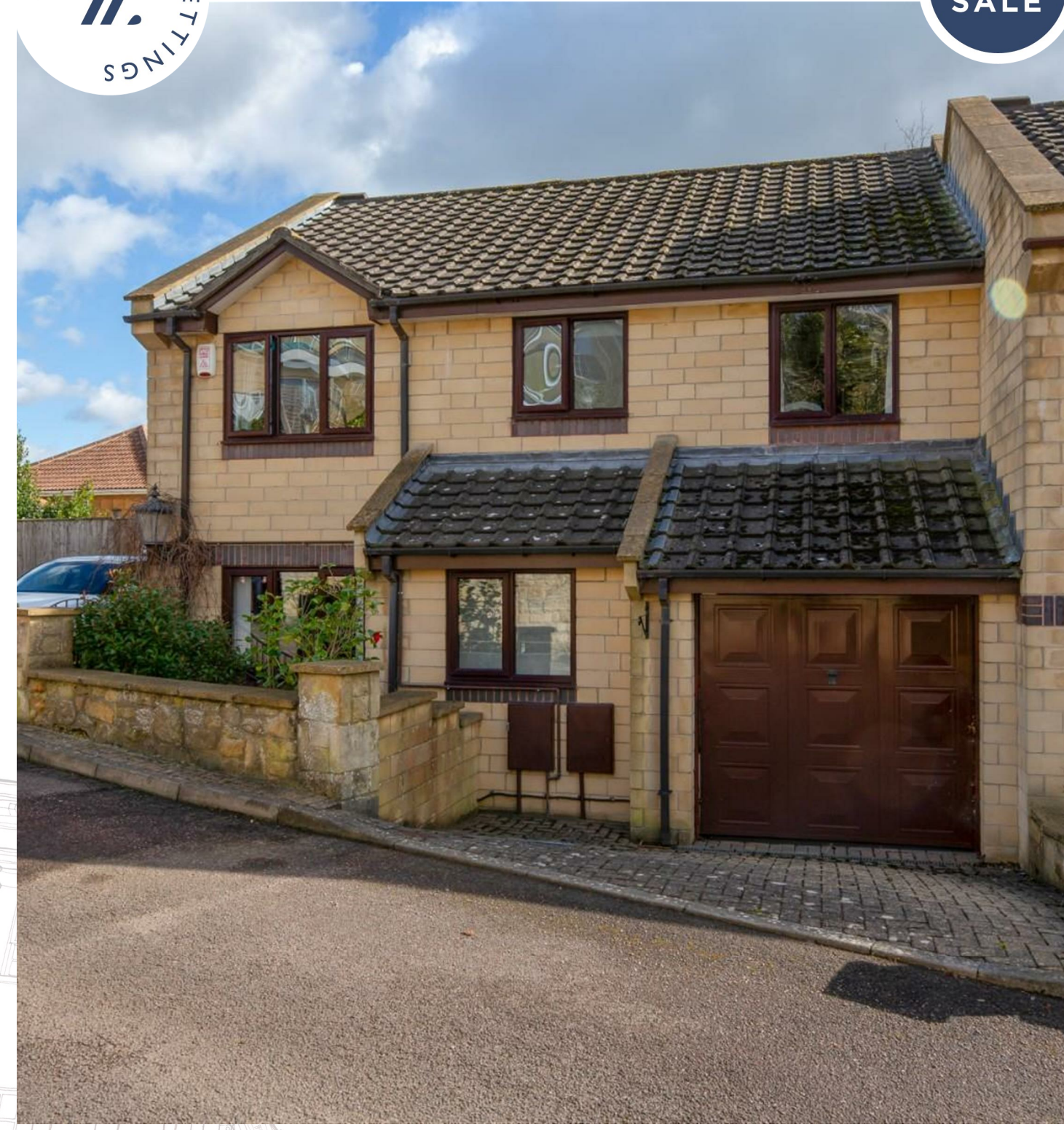
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## UPPER EAST HAYES, BATH BA1 6LS

**GUIDE PRICE  
£700,000**

### 4 BEDROOM HOUSE

- Lovely family home situated on a no through road
- Open plan living room/dining room, separate large kitchen, downstairs W.C
- Four double bedrooms, one with en-suite, one with shower cubicle and separate family bathroom
- Garage, off street parking for two cars and on street permit parking available
- Large south facing garden with terrace and patio area
- Freehold, EPC rating D, Council tax band F



#### DESCRIPTION

This exceptional four-bedroom family home is set on the lower slopes of Camden, just a short walk from both Larkhall and Bath city centre. The property offers a spacious and light-filled interior, perfect for modern family living. The heart of the home is a beautifully bright kitchen/diner, which enjoys stunning south-facing views. It's equipped with an Aga and ample built-in storage, making it as practical as it is inviting. The ground floor also includes a large open-plan living room/dining room, a cloakroom, and internal access to the garage as well as a small outbuilding housing the boiler. Upstairs, the property boasts four generously sized bedrooms, with one offering an en-suite and another featuring a built-in shower cubicle. A spacious, modern family bathroom completes the upper floor.

The rear garden is a true highlight, arranged over multiple levels with a terrace and lovely patio area perfect for al fresco dining. The

garden is beautifully planted with mature plants and shrubs, offering a peaceful retreat. It also benefits from side access, adding extra convenience. Off street parking for two cars and on street permit parking available. This home combines comfort, style, and practicality in a sought-after location, making it an ideal choice for family living. No onward chain.

#### LOCATION

Nestled in the peaceful Upper East Hayes area, Middle Lane offers a tranquil, semi-rural setting while being just a short distance from Bath city centre. Residents enjoy easy access to Bath's historic landmarks, shops, cafés, and restaurants, with the nearby Larkhall area providing additional amenities. Excellent schools, green spaces, and public transport links are all within reach, making it an ideal location for families and professionals alike. The nearby countryside offers great opportunities for outdoor activities, while still benefiting from the vibrant city life of Bath.

