



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
www.energyassessmentservices.co.uk

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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## FOSSE LANE, BATH BA1 7NH 2 BEDROOM COTTAGE

BY AUCTION  
£200,000

- Sale by Modern Auction (T& Cs apply) - buyers fees apply. Starting bid £200,000
- Two bedrooms and bathroom, kitchen/diner, utility area, store room, living room
- No onward chain. Auction end date 19th December 2025
- Two bedroom period property in heart of Batheaston
- Courtyard garden. Free on street parking nearby
- Freehold, EPC rating E, Council tax band C



**DESCRIPTION**  
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000  
A charming two-bedroom home in the heart of Batheaston, blending period character with modern style. The lower ground floor features a newly refurbished kitchen/diner and separate store room, benefiting from a separate utility area. A bright living room with feature fireplace and a bathroom with shower over bath occupy the ground floor, while two well-proportioned bedrooms sit above. The property also benefits from a small front courtyard. Offered with no onward chain and free on-street parking nearby, this lovely home is ready to move into and enjoy. Please note this property has flooded in the last five years.

**Auctioneers Additional Comments**  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.  
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.  
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**BATHEASTON**  
Batheaston is a thriving village with a great primary school, active church community and a plethora of local shops, including: a convenience store, 2 pubs, organic cafe, dental practice, vets, Boots Chemist, Indian restaurant and fish and chip restaurant with takeaway. Walks along the river, across the bridge to Bathampton and the canal are very popular with locals, alongside various river sports in the Summer. Cyle path into Bath city centre. Batheaston is located at the bottom of the A46 with an easy access to the M4, Junction 18 and A4 to Chippenham.

