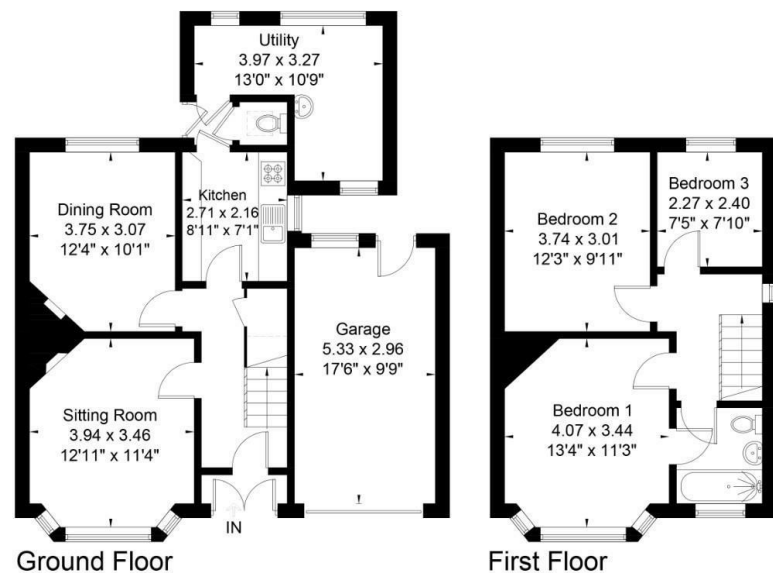


| Energy Efficiency Rating | | Current | Potential |
|---|--|--------------|------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive | 2002/91/EC |

14 Rowacres, Bath, BA2 2LH
 Approximate Gross Internal Area = 93.4 sq m / 1005 sq ft
 Garage = 15.8 sq m / 170 sq ft
 Total = 109.2 sq m / 1175 sq ft

room



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography (Video, Sound) floor plans, energy performance certification (Design) (Print) www.zestlovesproperty.com © Zestlovesproperty Marketing Ltd 2022

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.

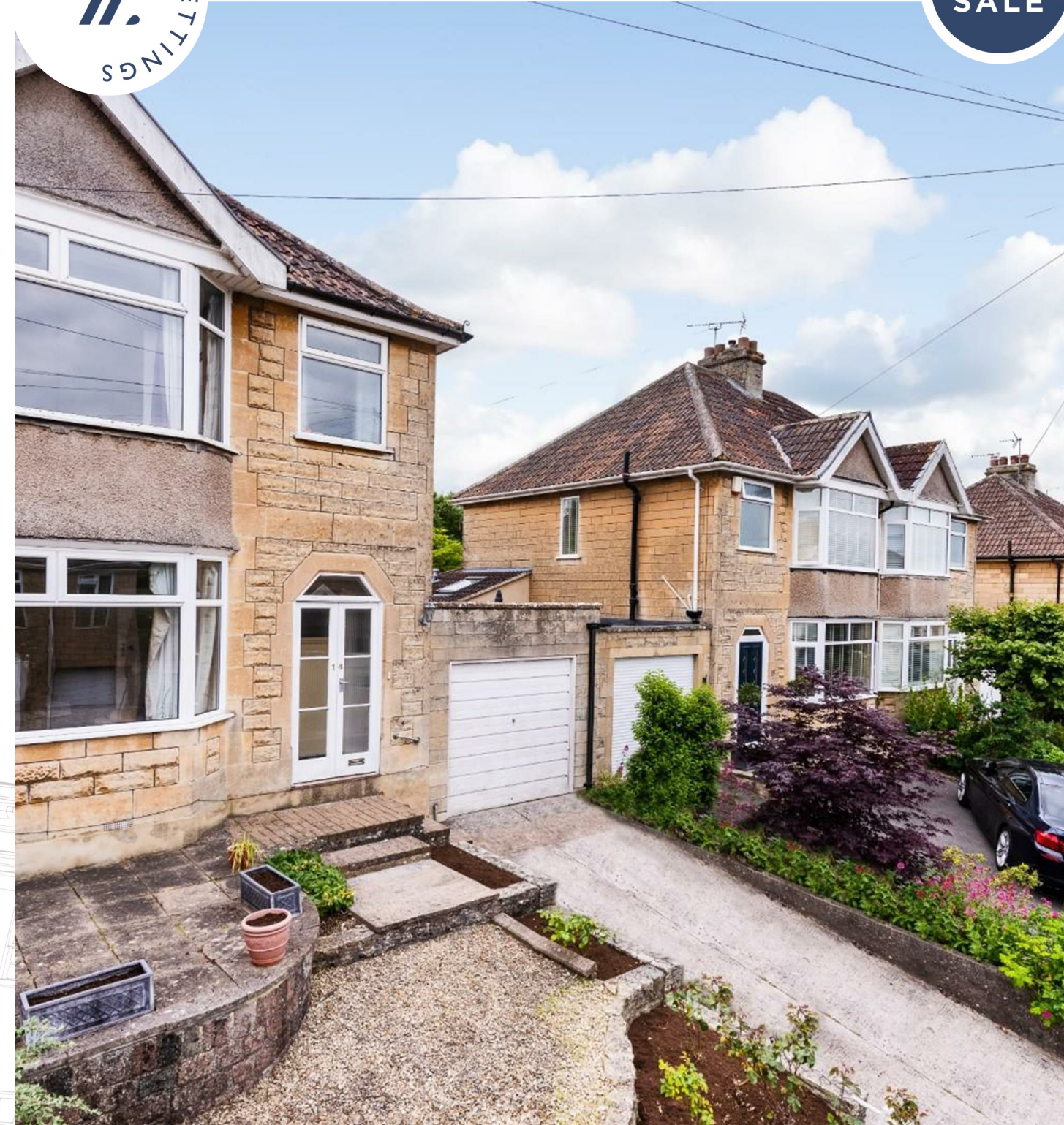
ZEST ESTATE AGENTS

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

T: 01225 48 10 10
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



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



**ROWACRES, BATH
 BA2 2LH
 3 BEDROOM HOUSE**

**GUIDE PRICE
 £415,000**

- Charming semi detached family home
- In need of modernisation offering much potential
- Three bedrooms, bathroom, wc
- Living room, dining room, kitchen, utility/workshop
- Level garden to the rear and views to the front
- Garage and off road parking



DESCRIPTION

A charming semi detached property set within a quiet no through road. This substantial three bedroom family home is in need of modernisation and offers much potential. The accommodation comprises a living room, dining room, kitchen, three bedrooms, family bathroom, cloakroom, utility/workshop. Externally there is a a driveway with off road parking leading to a garage. A good sized rear garden with out buildings and views to the front.

LOCATION

This ideal family home is conveniently located close to local amenities with only a short distance to Bath City Centre through Oldfield Park via which you can access the Moorland Road shops, bars, cafes and

convenience stores, there is also a Tesco Metro on Englishcombe Lane. Being on the south side of Bath you additionally have countryside just a short drive away.

