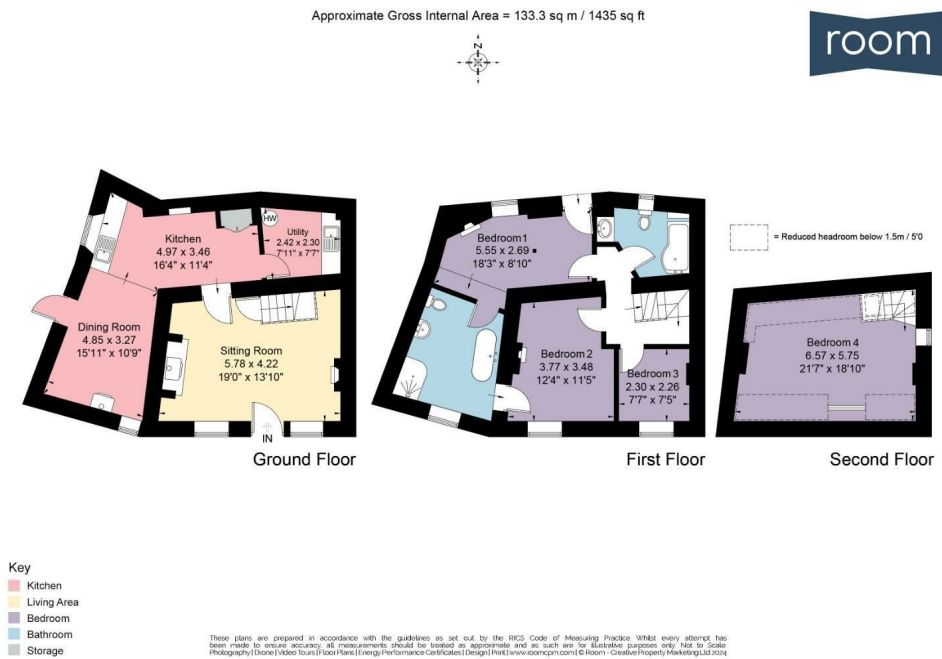


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(91-100) A	
(81-90) B	
(71-80) C	
(61-70) D	
(51-60) E	
(41-50) F	
(31-40) G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC



**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**

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**LONDON ROAD EAST, BATH  
BATHEASTON BA1 7RL**

**BY AUCTION  
£340,000**

**4 BEDROOM HOUSE**

- Sale by modern auction - buyers fees apply
- Four bedroom Grade II cottage in need of modernisation
- Large living room with original fireplace, kitchen/diner, utility room
- Three bedrooms on first floor, further bedroom on top floor. Two large bathrooms
- Front and rear gardens
- Freehold, EPC TBC, Council tax band C



## DESCRIPTION

This four bedroom Grade II cottage in Batheaston boasts plenty of period features and is in need of modernisation. As you enter the property you will find a large living room with beautiful fireplace, leading onto a kitchen with original flagstone flooring and separate utility space. Upstairs there are two double bedrooms and a smaller single bedroom, as well as two large bathrooms, one with separate shower and free standing bath. There is a further large bedroom on the top floor of the property. The property also benefits from front and rear gardens.

**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.

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.

## LOCATION

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.

