

**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.

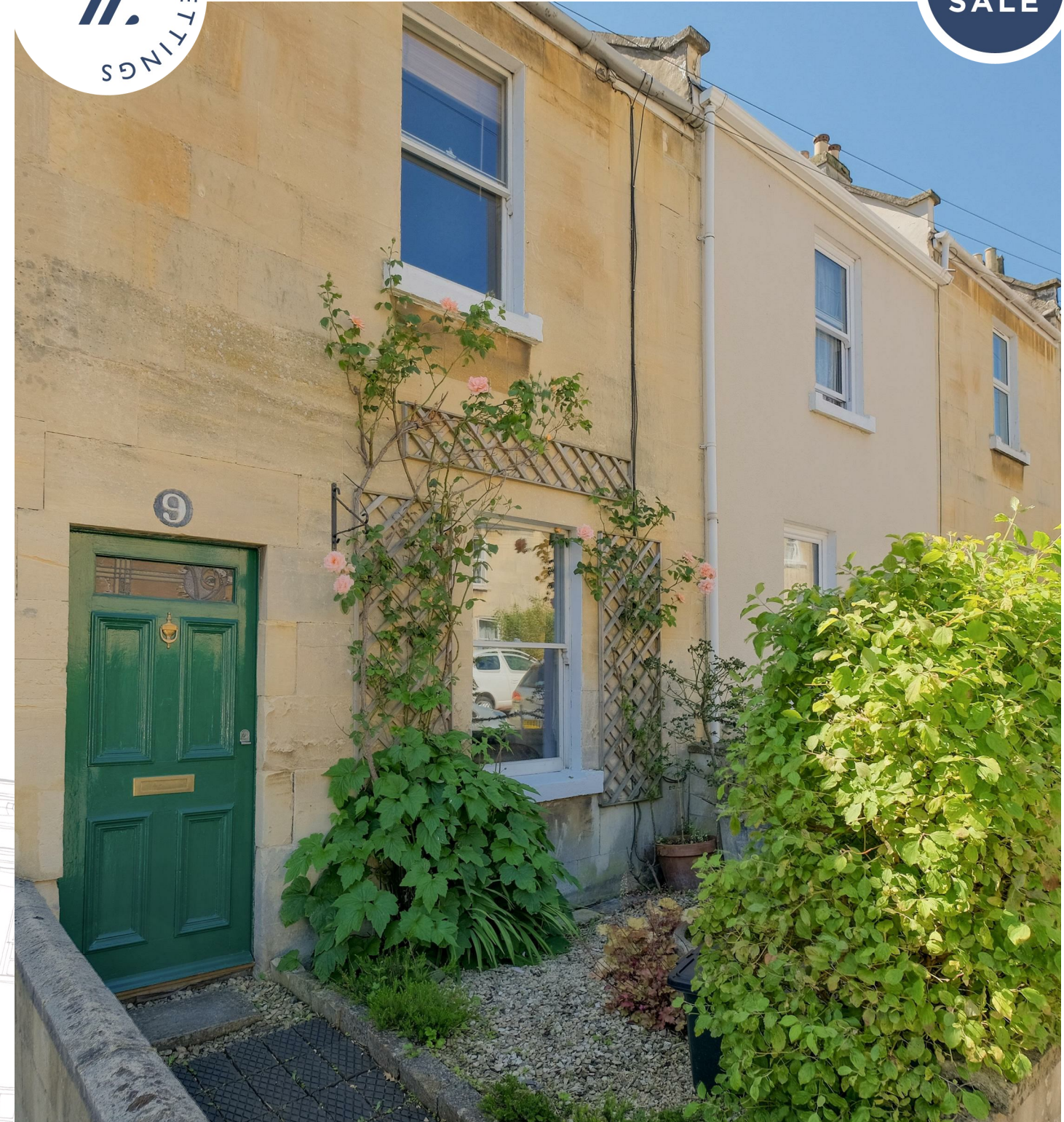
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**BROOKLYN ROAD, BATH  
BA1 6TF**

**GUIDE PRICE  
£360,000**

**2 BEDROOM HOUSE**

- Charming Victorian Terrace
- 2 reception rooms and a kitchen
- Pretty south facing rear garden
- 2 double bedrooms
- Luxury bathroom and separate wc
- Garage and off road parking



**Description**  
 This charming property has much to offer and has been sympathetically updated over more recent years, the ground floor accommodation comprises of two reception rooms with the dining room opening into the kitchen and a wc, the kitchen opens out into a fruitful pretty garden bursting with a variety of plants, shrubs, vegetables and fruit. The first floor comprises of two good sized double bedrooms with access to the second floor luxury bathroom with far reaching views. At the end of the secure level garden a garage can be found with off road parking.

**Location**  
 Brooklyn Road is within a stroll of Larkhall Village. Larkhall is a popular village known for its vibrant community, array of independent shops and excellent local schools. The property enjoys good bus links to the centre

of Bath and easy access to the M4 without having to cross the city.  
 The city centre of Bath provides a full range of retail outlets together with many amenities including an excellent selection of restaurants, Bath Sports Centre, the Theatre Royal and the Thermae Spa. Complementing this is the open countryside to the east with many beautiful walks. This contrasting with the closeness of the city centre is, in our opinion, one of the major attractions to this property. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes).

**OTHER NOTES**  
 The property is leasehold, commenced in 1903, 853 years remaining.  
 Ground rent £1.50 per annum

