



4 Breachwood Way, Bath, BA2 2TX
Approx. Gross Internal Area
731 sq ft - 68 sq m



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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**FOR
SALE**



**BREACHWOOD VIEW, BATH
BA2 2TX**

**GUIDE PRICE
£275,000**

2 BEDROOM HOUSE - MID TERRACE

- Living room and separate dining room/conservatory
 - 2 bedrooms, family bathroom and further wc
 - Double glazing, gas central heating
- Fully equipped kitchen
 - Secure level garden, off road parking space
 - Close to playing field and playground



DESCRIPTION

A beautifully presented modern home situated in a quiet location towards the end of a cul de sac. This light and spacious property benefits from a fully equipped kitchen, living room, dining room/conservatory and wc all to the ground floor whilst to the first floor there are two bedrooms and a family bathroom. The property is in excellent condition throughout with double glazing, gas central heating and is complimented by driveway parking for 1 vehicle and a level east facing garden with pedestrian access.

LOCATION

4 Breachwood View forms part of a modern development of mixed style housing conveniently situated on the southern slopes of the city. A local bus route runs nearby and the park and ride to the city

centre is approximately half a mile from the property. Local shops will be found at Noads Corner and Sainsburys supermarket will be found in Frome Road. The property also lies within vehicular commuting distance of the city of Bristol.

