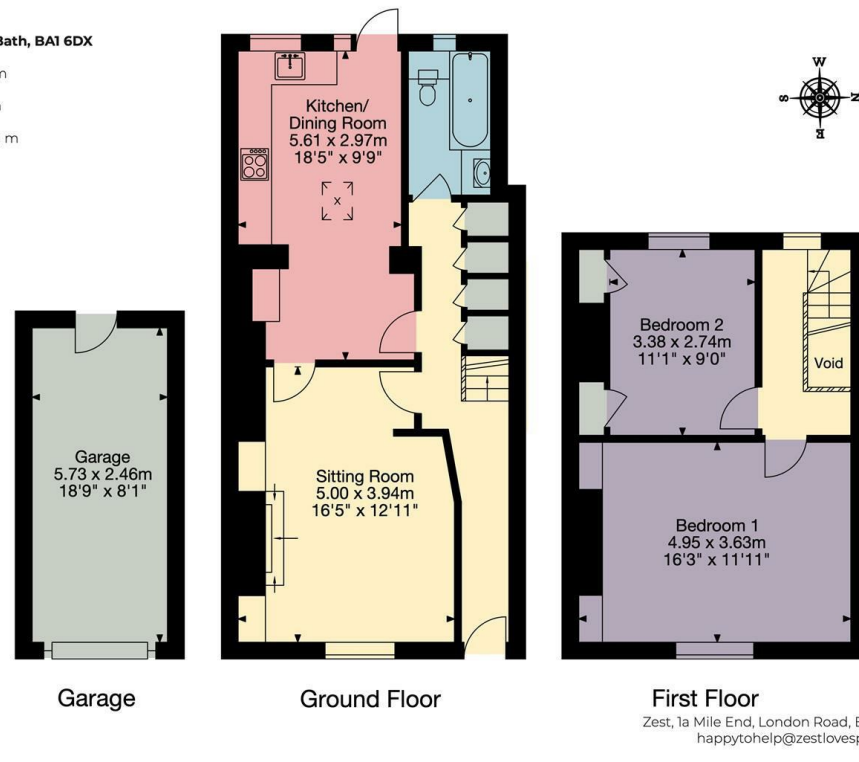


**11 Dover Place, Bath, BA1 6DX**  
 Main House  
 941 sq ft - 84 sq m  
 Garage  
 152 sq ft - 14 sq m  
 Total Area  
 1093 sq ft - 102 sq m



**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.

**ZEST ESTATE AGENTS**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

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

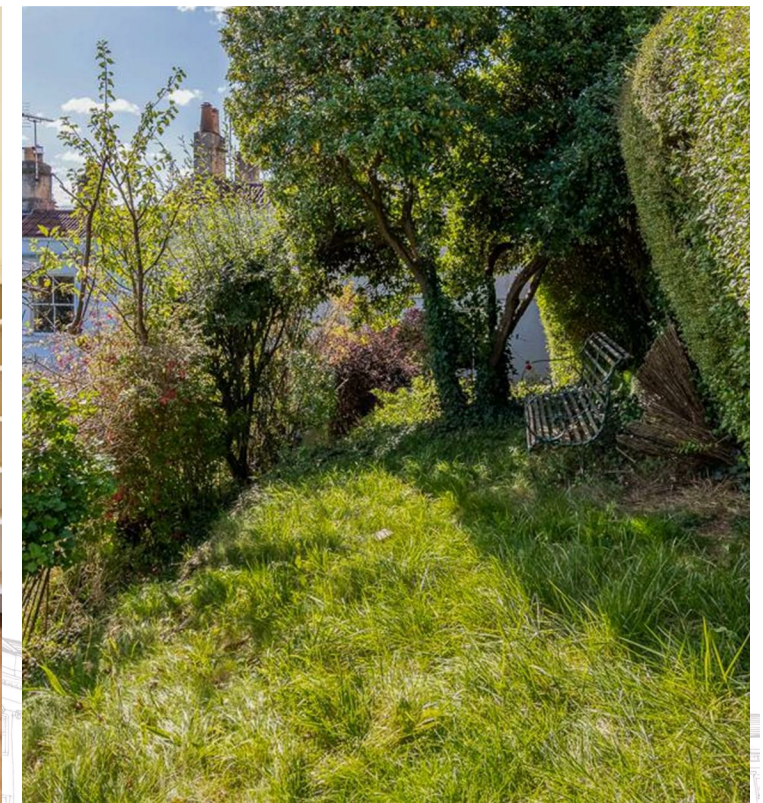


**DOVER PLACE, BATH  
 BA1 6DX**

**GUIDE PRICE  
 £485,000**

**2 BEDROOM HOUSE - END TERRACE**

- Grade II Listed Georgian town house
- Living room, kitchen/dining room
- Gardens to the front and rear with fabulous views
- Elegant and charming bursting with period features
- Two double bedrooms, bathroom
- Garage



## DESCRIPTION

A charming end terraced Georgian townhouse, tucked away in the lower Camden area of Bath with far reaching views. A delightful entrance and hallway leads into a spacious living room with a beautiful open fire place. This then leads into a well equipped kitchen and dining area which features a farmhouse sink and ample built in storage, as well as a skylight window to add extra natural light. There is a back door leading to a small tiered garden which has side gate access from the road. The bathroom is situated on the ground floor where you will find a well presented bath, sink and toilet. The property boasts two good sized bedrooms, each with original floor boards and plenty of natural light. The garden benefits from gardens to the front and rear with pedestrian side access. The front garden also has access into a single garage with an off road parking space in front.

## LOCATION

Dover Place is situated on the slopes of lower Camden, within walking distance to the city of Bath and Larkhall. Larkhall is well-loved for its independent spirit and has an excellent bookshop, deli, butcher, and organic farm shop. The property is approximately 1 mile from central Bath and is also ideally situated for access to the M4 motorway at junction 18 (approximately 9 miles). Bath enjoys international acclaim for its Georgian architecture and Roman heritage and offers a wide variety of cultural, leisure and business amenities along with excellent restaurants and shops. There are very well-regarded schools nearby in both the state and private sectors, and nearby sporting facilities include the nearby Racecourse, Lansdown Golf Club and Lansdown Tennis/Squash Club and The Rec in the city centre provides the home ground to Bath Rugby.