



**2 Eden Terrace, Larkhall, Bath**  
 Approx. Gross Internal Area  
 1204 sq ft - 112 sq m



Zest, 1a Mile End, London Road, Bath, BA1 6PT  
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**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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**EDEN TERRACE, BATH  
 LARKHALL BA1 6TQ**

**GUIDE PRICE  
 £495,000**

**3 BEDROOM HOUSE**

- An elegant Victorian period family home
- Kitchen, 2 reception rooms, wc and utility area
- Within a short walk of Larkhall shops
- 3 bedrooms, family bathroom
- South facing mature level garden
- Far reaching views and access to open countryside



#### DESCRIPTION

Eden Terrace is a stunning example of a Victorian terrace, with this mid terraced property having retained many of its period features and charm. This substantial family home offers elegance and charm combined with modern day living, the ground floor has two well proportioned reception rooms with the living room leading out to the mature level south facing garden, also to the ground floor there is a well equipped kitchen/breakfast room, utility area and wc. The first floor benefits from two generous double bedrooms and a family bathroom whilst the upper floor provides a further double bedroom. Far reaching south facing views can be found to the rear of the property over looking the garden with outbuilding.

#### LOCATION

Eden Terrace 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).

