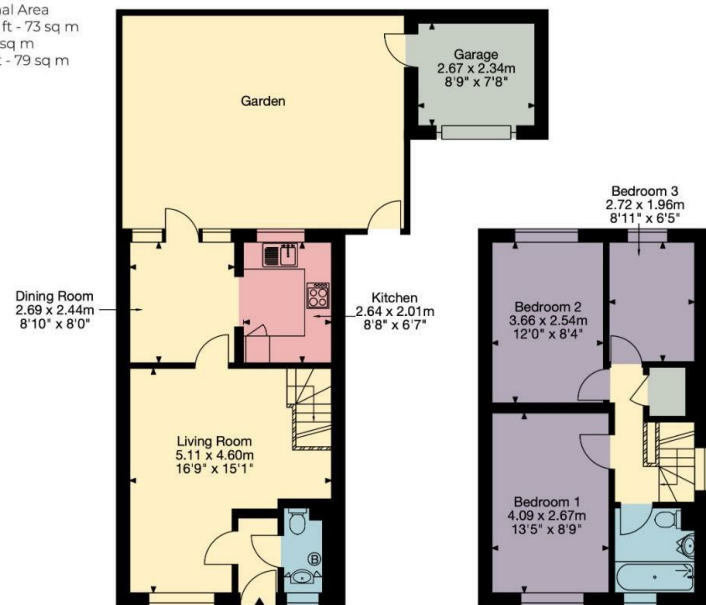


**3 Holly Drive, Bath BA2 2BT**  
 Approx. Gross Internal Area  
 Main House - 791 sq ft - 73 sq m  
 Garage - 67 sq ft - 6 sq m  
 Total Area - 858 sq ft - 79 sq m



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
 happytohelp@zestlovesproperty.com  
 01225 481010

**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

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**HOLLY DRIVE, BATH  
 BA2 2BT  
 3 BEDROOM HOUSE**

**GUIDE PRICE  
 £320,000**

- Charming family property situated in a quiet cul-de-sac
- Dining room with French doors and well equipped kitchen
- Well kept garden and spacious garage to the rear
- Spacious lounge and downstairs toilet
- Family bathroom and three good sized bedrooms
- Off road parking for two vehicles



#### DESCRIPTION

A spacious and well presented semi detached property located within a cul-de-sac situated within the popular Sulis Meadows development. The accommodation comprises downstairs cloakroom; spacious living room; kitchen/diner with doors that open out on to the west facing rear garden. On the first floor there are three bedrooms and family bathroom with shower over bath. The property also benefits from a separate garage and off road parking for two cars.

#### LOCATION

Holly Drive is a quiet cul-de-sac situated in the heart of the popular Sulis Meadows development built in the late 1990s on the southern fringes of Bath. The area is well served by local schooling with St Gregorys School, St Martins Primary and Three Ways School within easy reach plus the nearby Sulis Manor road doctors surgery.

Within 0.5 mile is a Park & Ride offering easy transport into the city centre with the onward transport links by rail and road beyond. Within a short vehicular distance is a Sainsburys supermarket, a Co-operative supermarket, chemist, bakery and Post Office.

The city centre hosts the Thermae Bath Spa, the Theatre Royal, an array of individual shops, and many restaurants boasting fine dining. A variety of cultural festivals are held in the city throughout the year.

