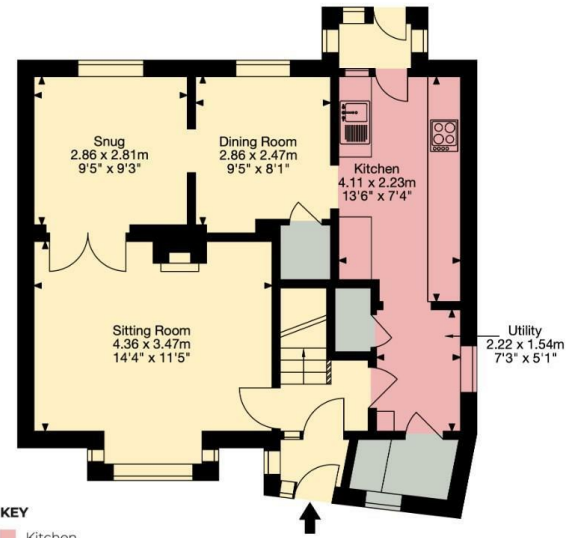
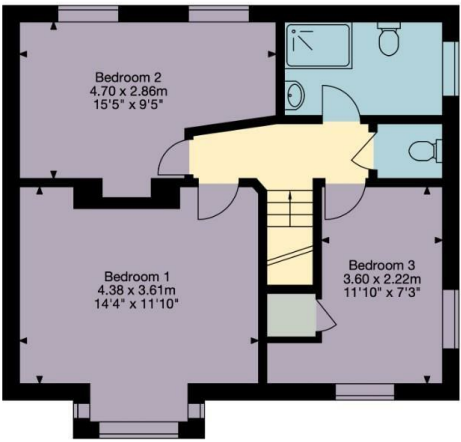


47 Elmhurst Estate, Batheaston, Bath BA1 7NU
Approx. Gross Internal Area
Main House - 1,172 sq ft - 109 sq m



KEY
Kitchen
Living Area
Bedroom
Bathroom
Storage

Ground Floor



First Floor

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
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ELMHURST ESTATE, BATH BATHEASTON BA1 7NU

PRICE
£330,000

3 BEDROOM HOUSE - END TERRACE

- A spacious end of terrace property
- Quietly positioned within a no through road with views
- Kitchen, living room, snug, dining room, utility
- Three double bedrooms, shower room, wc
- Pretty terraced garden backing on to allotments and woodland
- In need of some modernisation



DESCRIPTION

A extremely well proportioned family home set within a quiet no through road, elevated with stunning far reaching views. This spacious end of terrace property offers a good sized living room, west facing, a snug, dining room, utility, three double bedrooms, shower room, wc. Externally there is a gated side access leading to a well manicured terraced garden with a work shop and further out buildings. The property would benefit from some updating.

LOCATION

Situated within a popular cul-de-sac within the sought after village of Batheaston, north/east of Bath. Batheaston has a wide range of amenities including primary school, newsagents, coffee shop, doctors and dentists, veterinary surgery, and public house. A cycle path runs from the village across the

meadows to the canal where it joins the towpath either in the direction of Bath/Bristol or Warleigh Weir/ Bradford-on-Avon. The River Avon can also be easily accessed and is now popular for paddle boarding and kayaking. The World Heritage City of Bath with its abundance of cultural, recreational and retail facilities is only 3 miles away and there are frequent bus services running through the village. The village offers easy access to the M4 (J18) and A4 to Chippenham and Bristol. Bath Spa station provides mainline rail services to London (Paddington 75 minutes) and Bristol (Templemeads 15 minutes). Bristol International Airport is 45 minutes' drive away.

