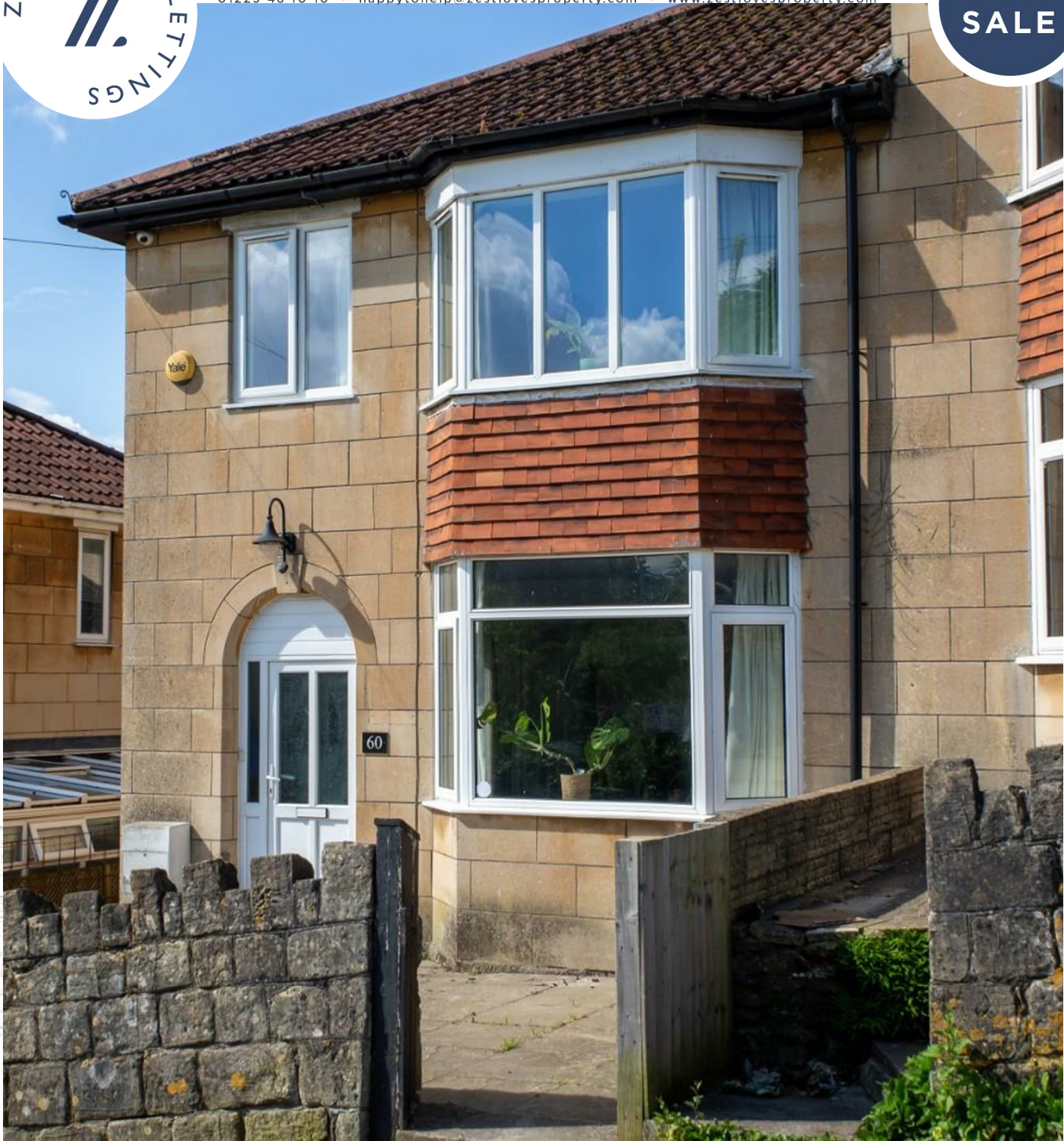




UPPER EAST HAYES, BATH  
BA1 6LR

GUIDE PRICE  
£600,000

4 BEDROOM HOUSE - SEMI-DETACHED

- A beautifully presented four bedroom family home
- Two double bedrooms, one single bedroom home office/bedroom four and family bathroom
- Modern kitchen and separate conservatory/dining room, opening onto raised decking with stunning south westerly views.
- Large bright and airy living room with lovely bay window
- Within easy reach of the city centre, close to the local amenities of Larkhall village
- Freehold, EPC rating D, Council tax band D

60 Upper East Hayes, Bath BA1 6LR  
Gross Internal Area (Approx.)  
110 sq m / 1,184 sq ft.



**KEY**  
Kitchen  
Living Area  
Bedroom  
Bathroom  
Storage

Lower Ground Floor

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  
LONDON ROAD  
BATH  
BA1 6PT

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







## DESCRIPTION

A beautifully presented four bedroom family home in an elevated position on Upper East Hayes with far reaching views. The property has been tastefully decorated throughout. Downstairs to the front of the property is a large living room with bay window, a lovely light and airy kitchen with separate conservatory with under floor heating, ideal for dining, opening out onto the raised decked area. To the lower ground floor there is a home office/bedroom four. Upstairs you will find two good sized double bedrooms and a third single bedroom and a separate modern family bathroom with bath and overhead shower. Secure rear garden. On street residents permit parking.

## LOCATION

Upper East Hayes is perfectly positioned,

only a short 20 minute walk into Bath City centre and 5 minutes into the centre of Larkhall which also offers frequent bus services into the City centre. The amenities in Larkhall village include a butchers, deli, Co-op, three public houses, pet shop, takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

