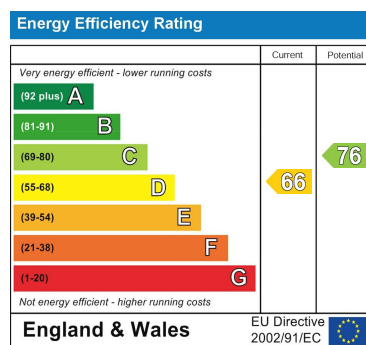




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Zest Sales and Lettings Ltd. REF: 1416733

EPC CHART:



ZEST PROPERTY SERVICES

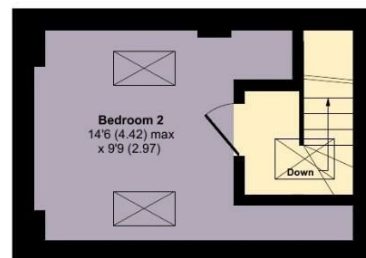
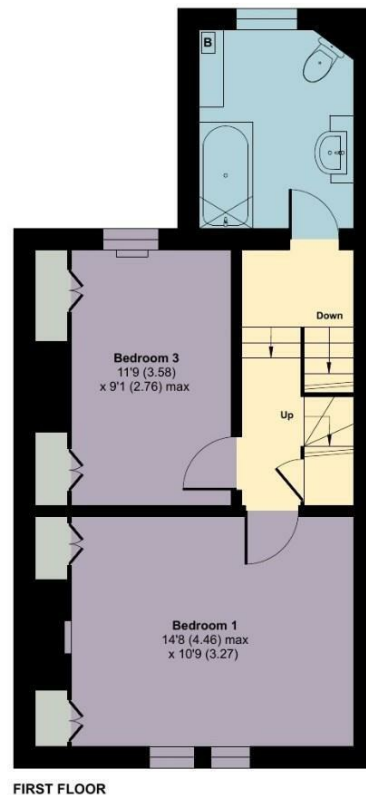
1 a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
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Ferndale Road, Bath, BA1

Approximate Area = 979 sq ft / 90.9 sq m
For identification only - Not to scale



15, Ferndale Road, Bath, BA1 6TD

3 Bedroom House - Terraced

Guide price
£525,000

- Immaculately Presented Victorian Family Home
- Three Double Bedrooms & Family Bathroom
- Situated In The Sought After Area Of Larkhall
- Open Plan Living Accommodation & Sleek Kitchen
- South Facing Low Maintenance Rear Garden
- EPC - D, Freehold, Council Tax Band - C

DETAILS

A beautifully appointed three bedroom mid-terrace Victorian home situated in the desirable area of Larkhall, East of Bath City Centre. The property boasts well balanced accommodation set over three floors along with a level low maintenance south facing rear garden.



DESCRIPTION

A beautifully presented Victorian mid-terrace home situated in the desirable area of Larkhall to the East of Bath city centre. This charming property is presented to a high standard throughout and lovingly maintained in recent years by the current owners, offering flexible light and airy accommodation over three floors.

Internally to the ground floor, an open-plan layout flows from front to back, comprising a welcoming bay fronted living room with period fireplace which flows effortlessly to the dining room at the rear with views out to the garden and inset log burner with Bath Stone surround. A charming kitchen completes the ground floor with wall and base units as well as providing access out to the south facing level rear garden.

On the first floor there are two generous double bedrooms both with built in wardrobes as well as a sleek modern family bathroom. Heading up to the second floor you will find the third double bedroom with Velux windows to the front and rear, providing far reaching views. The room also boasts useful eaves storage.

Outside, the property is complemented by mature gardens to both the front and rear. The rear is bound by walls and fencing and with a wonderful sunny aspect is ideal for al-fresco dining through the warmer months.

LARKHALL

Located in the heart of Larkhall, this superb setting enjoys frequent bus links to the city centre, which is also just an easy, level 20-minute walk away. Larkhall village offers an excellent range of local amenities, including a butcher, deli, Co-op, greengrocer, pet shop, hardware store, Post Office/newsagent, hairdresser, gift shop, pottery painting studio, coffee shop and a selection of takeaways, along with three welcoming pubs. The striking St Saviour's Church adds to the area's character and charm. The village is also home to the much-loved Rondo Theatre, offering a varied programme of productions throughout the year. Just a five-minute walk away is the delightful Alice Park, complete with a popular café — perfect for families and dog walkers.

