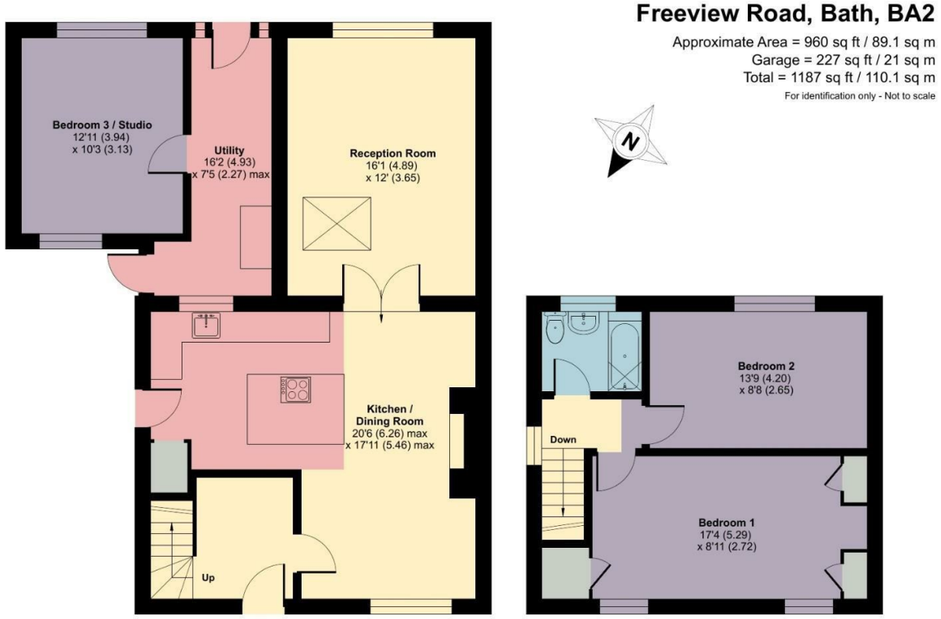
FLOOR PLAN:

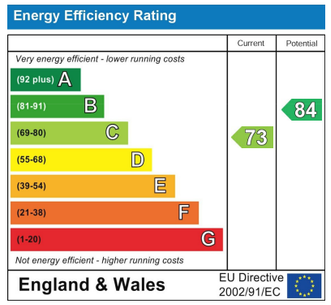


Freeview Road, Bath, BA2

Approximate Area = 960 sq ft / 89.1 sq m
Garage = 227 sq ft / 21 sq m
Total = 1187 sq ft / 110.1 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1487775

EPC CHART:





36, Freeview Road, Bath, BA2 1DR

3 Bedroom House - Semi-Detached

Guide price £400,000

- A wonderfully presented semi-detached property
- Large kitchen/diner, living room, utility space and versatile bedroom three/studio
- Two double bedrooms and family bathroom
- Brand new air source heat pump
- Off street parking, No onward chain
- Freehold, EPC rating C, Council tax band B

DETAILS

A beautifully presented modern two-bedroom home situated in the popular Twerton area of Bath. Offering flexible living accommodation, off-road parking for two vehicles, an enclosed garden, and the added benefit of being sold with no onward chain.

ZEST PROPERTY SERVICES

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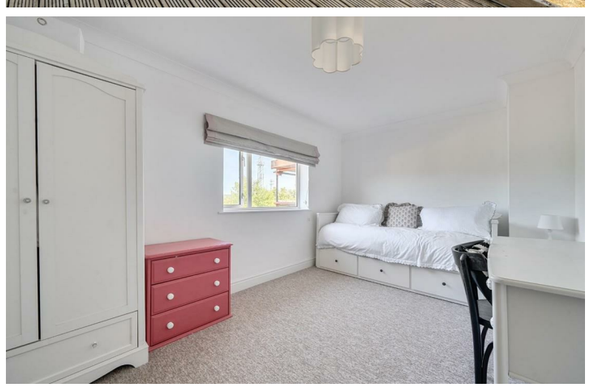
VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions 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.

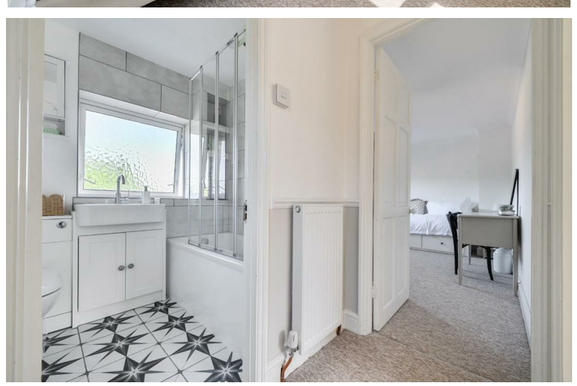
MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

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.











DESCRIPTION
Upon entering the property, you are welcomed by a spacious entrance hall featuring bespoke built-in storage and stairs rising to the first floor. To the right, the home opens into an impressive open-plan living space, designed perfectly for modern family life and entertaining.

The stylish kitchen/dining room is fitted with a comprehensive range of wall and base units, complemented by a central island with breakfast bar and a charming feature fireplace. Integrated appliances include an electric hob, double oven and dishwasher, while there is ample space for an American-style fridge freezer. Double doors open into the generously proportioned living room, where a vaulted ceiling and large windows create a wonderfully light and airy atmosphere with delightful views over the rear garden.

The ground floor also offers a versatile additional reception room, currently utilised as a home office but equally suited as a third double bedroom, playroom or snug, depending on your needs. Completing the accommodation is a practical utility room, providing convenient access to both the side and rear of the property.

The first floor comprises two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes. Serving both rooms is a contemporary three-piece family bathroom, fitted with a panelled bath with shower over, WC and wash hand basin.

Externally, the property offers driveway parking for two vehicles to the front. To the rear, a generous raised deck spans the width of the home, providing an ideal space for outdoor dining and entertaining. Steps lead down to a level lawned garden with a garden shed, all enclosed by timber fencing to create a private and secure outdoor space.

LOCATION
Situated in the popular residential area of Twerton on the western side of Bath, Freeview Road offers an excellent balance of convenience and green open space. The property is within easy reach of local shops, supermarkets, schools and everyday amenities, while Bath city centre is approximately 2 miles away and easily accessible by regular bus services, cycling routes or car. Excellent transport links provide straightforward access to the A4, Bristol and the M4, making the location ideal for commuters. Nearby attractions include Bath City Farm, Innox Park and a variety of countryside walks, offering plenty of opportunities for outdoor recreation. The area also benefits from good access to Bath Spa railway station, universities and the extensive retail and leisure facilities of the city centre.

DISCLAIMER
* Please note that the property has recently undergone structural work by Geobear. A residential 10 Year guarantee can be provided on request along with a CSA (Certificate of Structural Adequacy) to follow.

* Please note this property is being sold on behalf of an employee of Zest Property Group.

