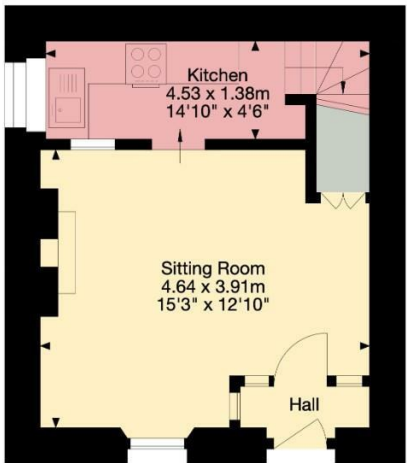
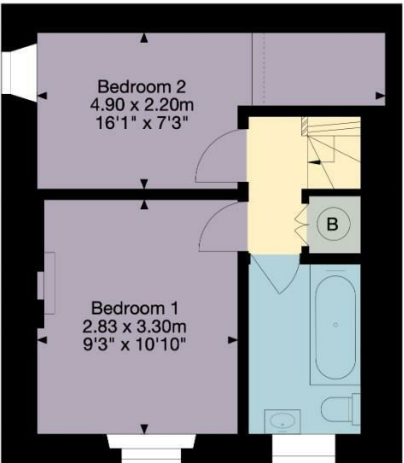


Stambrook Cottage, Batheaston BA1 7NH
Approx. Gross Internal Area
548 sq ft - 51 sq m



Ground Floor



First Floor

- 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

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FOR SALE



**BATHEASTON,
BA1 7NH**

**GUIDE PRICE
£280,000**

2 BEDROOM HOUSE

- A charming period cottage
- Two double bedrooms and a modern bathroom
- Gas central heating, pretty small seating area at front
- Living room with dining area, kitchen
- Within the heart of the sought after village of Batheaston
- No onward chain. Council tax band C, EPC rating D. Freehold



DESCRIPTION

Stambrook Cottage is a charming period home, perfectly located in the heart of Batheaston village. This bright and characterful property boasts a living/dining room with a distinctive internal window leading to the fully equipped kitchen, two double bedrooms—one featuring a charming fireplace and the other with a useful elevated storage area—and a modern bathroom. At the front of the cottage, there's a small outdoor space, perfect for a bench and potted plants. No onward chain.

LOCATION

Batheaston village is surrounded in beautiful countryside. North/east of Bath, within a few minutes walk of the River Avon, ideal for kayaking and paddle boarding. Batheaston has a wide range of amenities including

primary school, Spa grocery shop which incorporates a Post Office, coffee shop, Fish and Chip restaurant, Indian takeaway, hairdressers 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 World Heritage City of Bath with its abundance of cultural, recreational and retail facilities is only 3 miles away 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 and Bristol.

