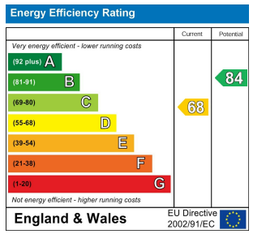


23 Thornbank Place, Bath BA2 3HH
Gross Internal Area (Approx.)
98 sq m / 1,054 sq ft

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

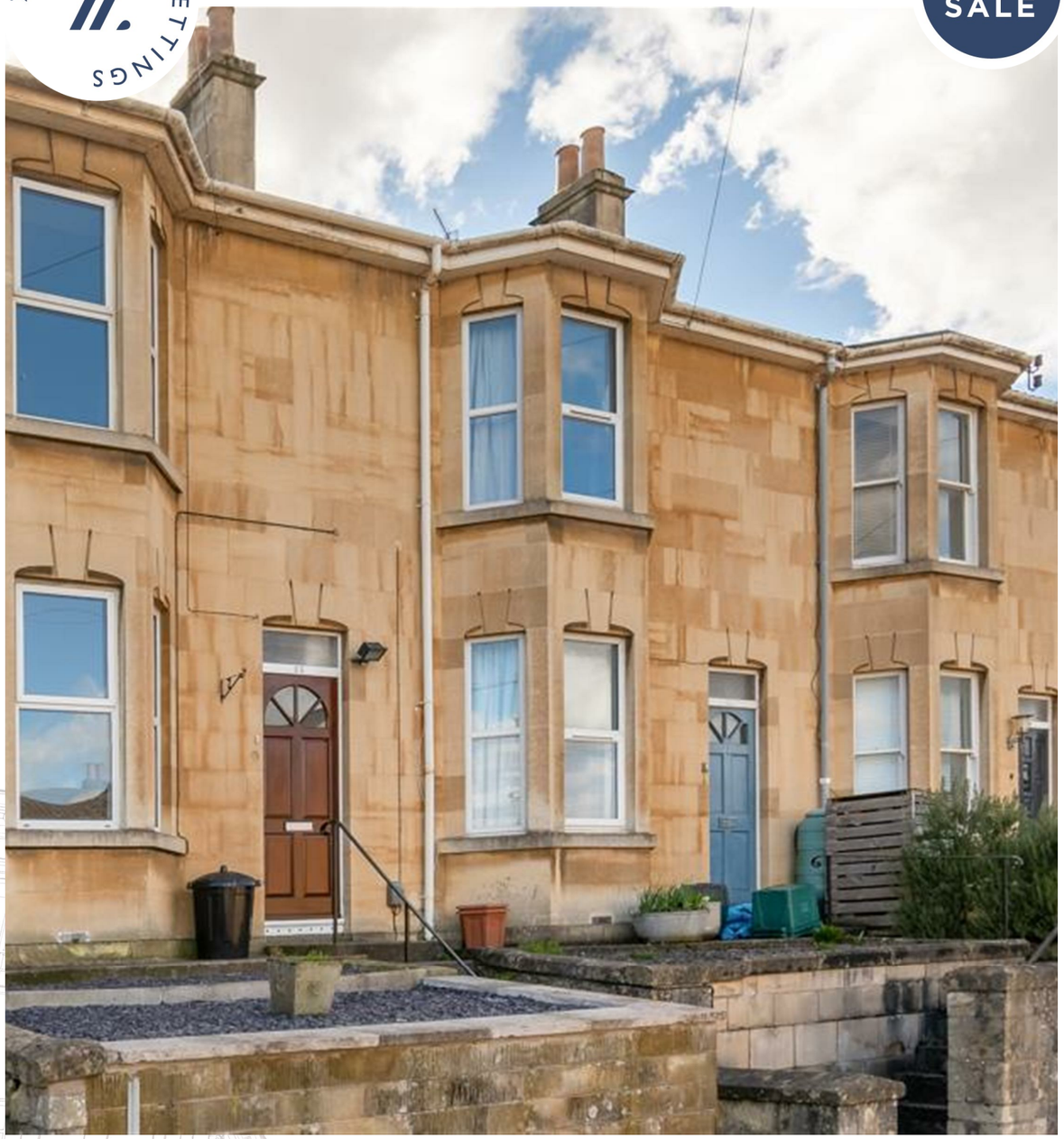
1A MILE END
LONDON ROAD
BATH
BA1 6PT

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

ZEST SALES & LETTINGS

01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

FOR SALE

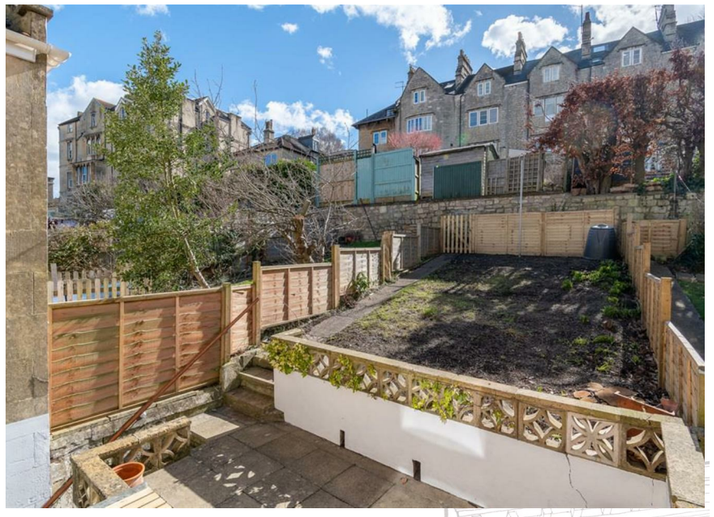


THORNBANK PLACE, BATH BA2 3HH

GUIDE PRICE £450,000

3 BEDROOM HOUSE

- Three bedrooms and family bathroom
- Far reaching views
- On street permit parking. No onward chain.
- Two reception rooms, extended kitchen and downstairs WC
- Elevated south facing garden
- Freehold. EPC rating D. Council tax band C



DESCRIPTION

An attractive three bedroom family property, boasting light living space and far reaching views of the city. The property comprises two open plan reception rooms with a beautiful original fireplace, and an extended kitchen/diner including a downstairs WC. Upstairs you will find the principle bedroom towards the front of the property, the second bedroom, a family bathroom and a further bedroom/study area. The rear south facing garden is accessed via a few steps from the back patio doors and includes a small outbuilding and rear gated access to the property.

LOCATION

Oldfield Park is a popular location and Thornbank place is within level walking distance of the city centre and its abundance of amenities, as well as a large nearby supermarket. You will also find the popular area of Moorland road, with its variety of independent shops, cafes, takeaways and small supermarket. Oldfield Park further benefits from Doctors' surgery, vets and a dental practice. This location offers easy access to the city and Oldfield Park railway station (just 0.4 miles away) with its connection to Bristol Temple Meads and Bath Spa station. There are local schools nearby including Oldfield Park Junior School, Moorlands Infant School, Hayesfield Girls School and Beechen Cliff. The property is also close to university bus routes for Bath Spa University and Bath University.