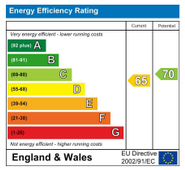
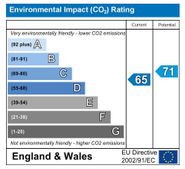
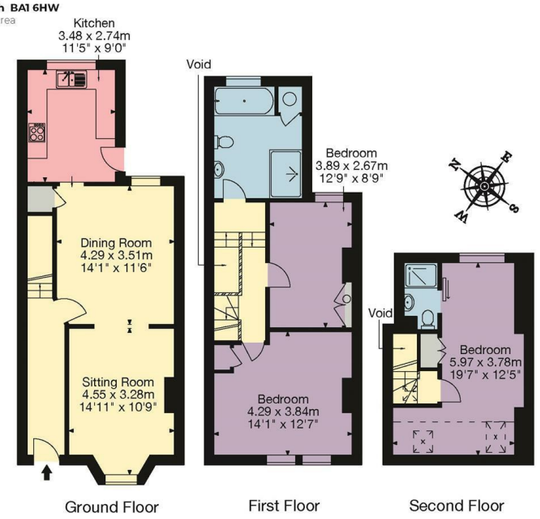




3 Melrose Terrace, Bath BA1 6HW
Approx. Gross Internal Area
1239 sq ft - 115 sq m



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

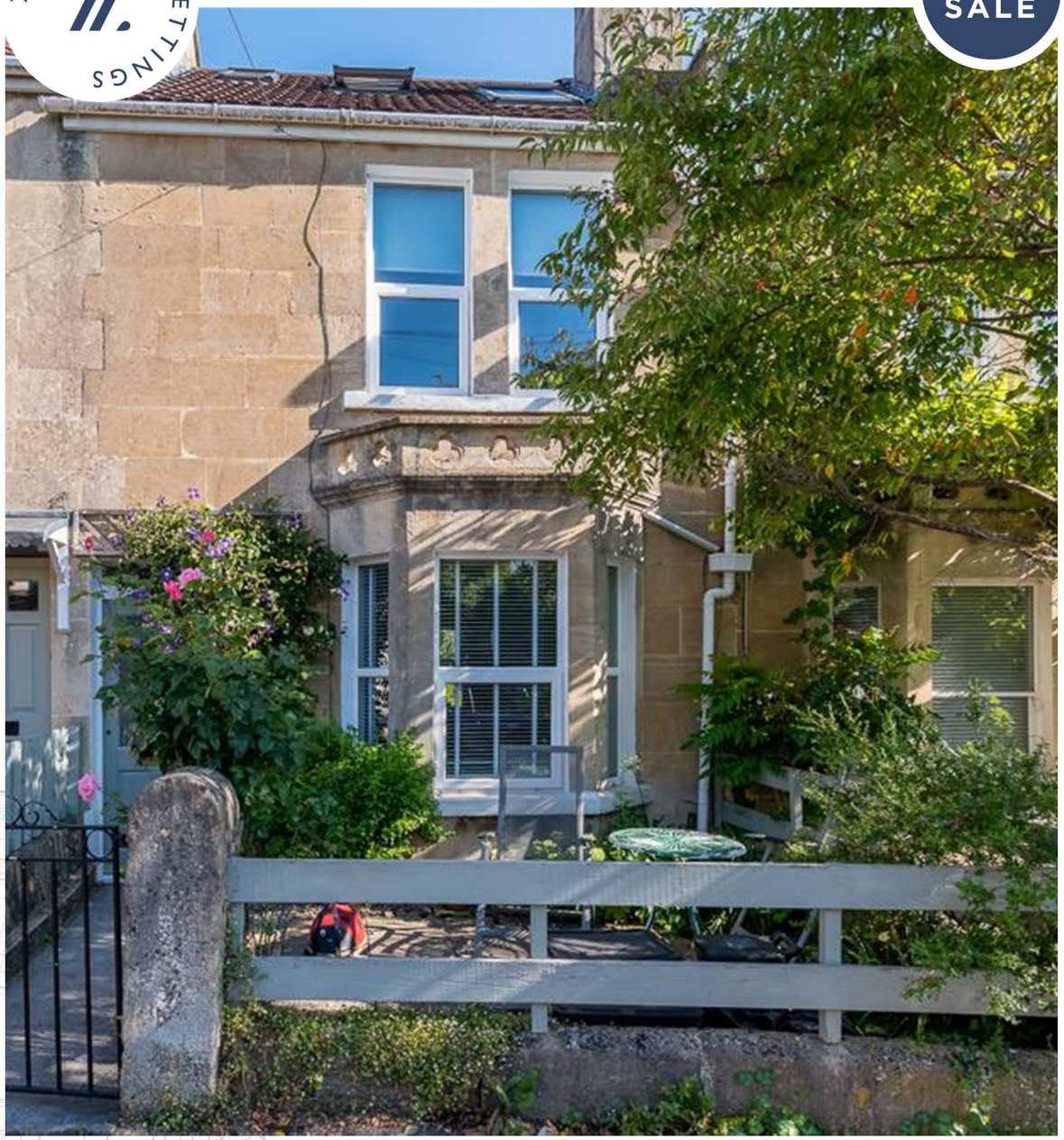
1A MILE END
LONDON ROAD
BATH
BA1 6PT

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

ZEST SALES & LETTINGS

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

FOR SALE

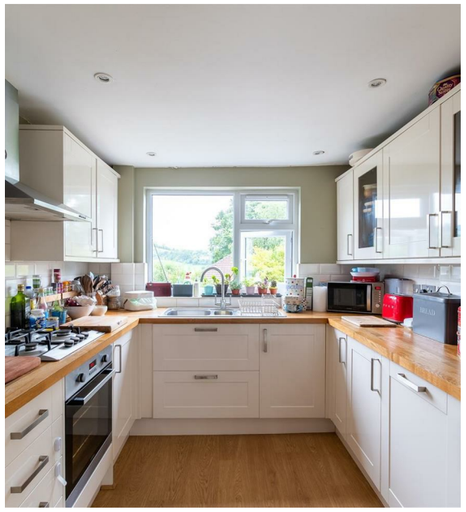


MELROSE TERRACE, BATH BA1 6HW

GUIDE PRICE £495,000

3 BEDROOM HOUSE

- Beautifully presented elegant Victorian terraced property
- Three double bedrooms, luxury family bathroom, ensuite shower room
- Exquisite far reaching views
- Two open plan reception rooms with access to the kitchen
- Landscaped garden with decked terrace
- Within the heart of the popular area of Fairfield Park close to Larkhall village



DESCRIPTION

An elegant and beautifully presented Victorian terraced property in the heart of the popular Fairfield Park area. The property boasts open plan living and is situated across three levels boasting a living room with a bay window and log burning stove. There is a dining room with access into the well equipped modern kitchen with fabulous far reaching views. The first floor offers two double bedrooms and a luxury bathroom benefiting from a bath and a separate shower. The upper floor provides a fantastic third double bedroom with its own ensuite, also enhanced by the panoramic view. The well kept decking and mature secure enclosed garden completes this exceptional family home.

LOCATION

Fairfield Park is a popular area known for its varied community, stunning valley views and family friendly pubs. The property enjoys good bus links to the centre of Bath and easy access to the M4 without having to cross the city.

The city centre of Bath provides a full range of retail outlets together with many amenities including an excellent selection of restaurants, Bath Sports Centre, the Theatre Royal and the Thermae Spa. Complementing this is the open countryside to the east with many beautiful walks. This contrasting with the closeness of the city centre is, in our opinion, one of the major attractions to this property. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes).

DISCLAIMER: Please note this property is