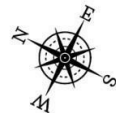


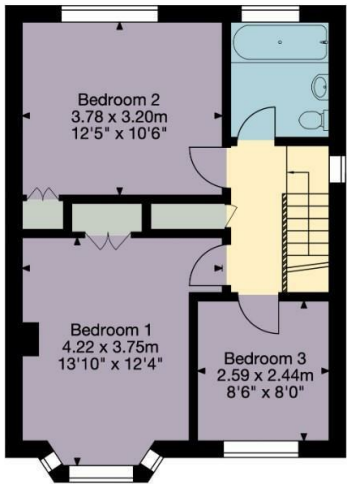
3 Fuller Road, Bath BA1 7BB
Gross Internal Area (Approx.)
89 sq m / 959 sq ft



KEY

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Ground Floor



First Floor

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



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**FULLER ROAD, BATH
BA1 7BB**

**GUIDE PRICE
£475,000**

3 BEDROOM HOUSE

- Quietly positioned, semi detached family home
- Kitchen, living room, dining room
- Gardens to the front and rear, garage and a driveway
- In need of modernisation, beautiful far reaching views
- Three bedrooms, family bathroom
- EPD rating D, council tax band D



DESCRIPTION

3 Fuller Road is a semi detached family home set within a quiet no through road, enjoying a beautiful outlook, just a few minutes walk from Larkhall village. This light and spacious property is in need of modernisation but offers much potential. The accommodation is evenly spread over two floors comprising a living room, dining room room, kitchen, three bedrooms and a family bathroom. Externally there is a front garden with a driveway leading to the garage, whilst to the rear there is a good sized garden with patio area, lawn and further outbuildings. No onward chain.

LARKHALL

Larkhall offers frequent bus services into the City centre which is an approximate 20

minutes level walk. The amenities in Larkhall village include a butchers, deli, Co-op, three public houses, pet shop, takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

