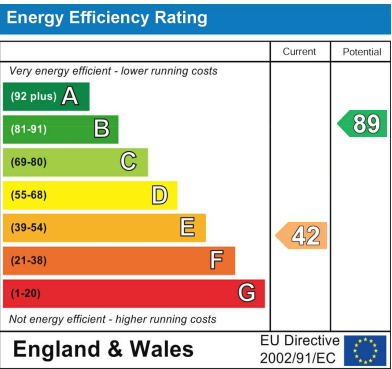


FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
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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.

The Old Forge, 5 Single Hill, Bath, BA2 8LZ
3 Bedroom House

PCM
£2,000 PCM

- Exquisite period home, bursting with character
- Three double bedrooms, family bathroom
- Living room with French doors, large dining room with log burning stove opening in to the kitchen
- Sought after village of Shoscombe
- Roof terrace with far reaching rural views, front courtyard, off road parking
- EPC Rating E, Council tax band D

DETAILS





DESCRIPTION

A beautifully renovated three-bedroom cottage nestled in the heart of Shoscombe village, offering a perfect blend of period charm and modern comfort. This characterful home features a spacious kitchen and dining area with original flagstone flooring and a striking fireplace with a log-burning stove: ideal for cosy evenings in. The separate living room is bright and welcoming, with French doors opening out to the front of the property, perfect for enjoying sunny mornings.

The versatile third bedroom, located just off the kitchen, can also serve as

an additional reception room or a comfortable home office. Upstairs, the principal bedroom is generously proportioned and enjoys direct access to a private roof terrace—an ideal spot for a morning coffee or evening glass of wine. The stylish family bathroom features a freestanding bath, separate shower, and basin. A second double bedroom offers ample storage with a large built-in wardrobe.

Outside, the property boasts a front courtyard garden, allocated private parking, and spectacular far-reaching countryside views. Pet-friendly and set in a peaceful village location, the cottage is surrounded by scenic

walking routes and bridleways.

Shoscombe is just seven miles south of Bath, providing easy access to the city while retaining a tranquil, rural feel. The village offers local amenities including a well-regarded primary school and the Apple Tree Inn. Nearby, Wellow and Peasedown St John offer further shops, schools, and pubs.

Services: Mains electricity, water and drainage. Electric heating. Calor gas hob.

Pets considered.