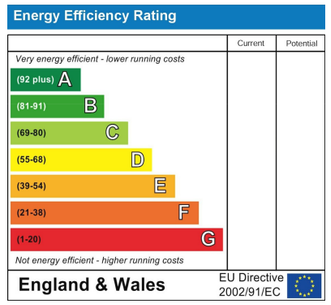
FLOOR PLAN:

EPC CHART:



ZEST PROPERTY SERVICES

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London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

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.

13, Perfect View, Bath, BA1 5JY

3 Bedroom House - Mid Terrace

Offers in excess of £475,000

- Handsome Victorian home set on a quiet no through road
- Three double bedrooms & Family bathroom
- Close to local amenities
- Open plan sitting dining room with kitchen & utility room to rear
- Terraced rear garden & On street parking to the front
- Leasehold, EPC rating TBC, Council tax band D

DETAILS

A charming Victorian three double bedroom home situated in an idyllic setting on Perfect View. The property boasts immaculately presented, flexible accommodation set over three floors.

DESCRIPTION
This desirable period property has been thoughtfully and sympathetically updated in recent years, successfully blending modern comfort with original architectural charm. A wealth of character features have been carefully preserved, including traditional sash windows, decorative coving and attractive period fireplaces, all of which contribute to the home's timeless appeal. The well-proportioned and versatile accommodation is arranged to suit modern living, with a spacious living room that flows seamlessly into the dining room, creating an ideal space for both everyday use and entertaining. The kitchen is complemented by a conservatory/utility area, providing additional practical space and offering views over the garden. The property further benefits from three generously sized double bedrooms and a well-appointed family bathroom.

Externally, the house is enhanced by a mature terraced garden, offering a pleasant outdoor space ideal for relaxation and enjoyment throughout the seasons.

LOCATION
Perfect View occupies a superb, quiet position on a no-through road, within a mile's walk of the city centre. A range of shops and amenities in Claremont and Larkhall are easily accessible, while a frequent bus service operates along Camden Road. Swift access to the M4 is available without the need to cross Bath.

The city of Bath enjoys international acclaim for its Georgian architecture and Roman heritage, offering an excellent selection of cultural, leisure and business amenities, along with outstanding restaurants and shops. There are highly regarded schools nearby in both the state and private sectors. Sporting facilities in the area include Bath Racecourse, Lansdown Golf Club and Lansdown Tennis & Squash Club.

TENURE
Leasehold with a 1000 year lease which commenced 1871