

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

217 Bailbrook Lane, Bath BA1 7AA
 Approx. Gross Internal Area
 Main House = 88 sq m / 947 sq ft
 Outbuildings = 9 sq m / 96 sq ft
 Total Area = 97 sq m / 1,043 sq ft.



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.

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FOR SALE

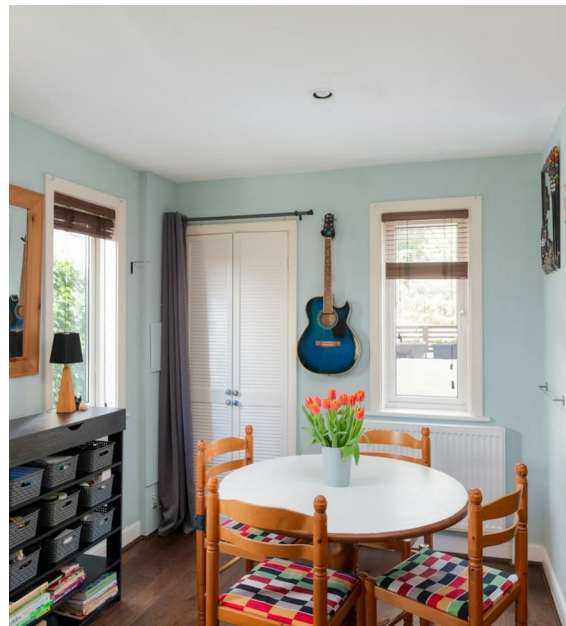


BAILBROOK LANE, BATH BA1 7AA

GUIDE PRICE £525,000

3 BEDROOM HOUSE - SEMI-DETACHED

- Lovely semi-detached family home on Bailbrook Lane
- Two double bedrooms, one single bedroom and family bathroom
- Parking at rear for two cars
- Open plan kitchen/diner, separate lounge with open fire
- Pretty south facing front garden
- Freehold, EPC rating D, Council tax band D



DESCRIPTION

A beautifully presented three-bedroom semi-detached home on sought-after Bailbrook Lane, enjoying an elevated position with far-reaching views. This charming property features rear driveway parking for two vehicles, a well-tended front garden, and a sheltered rear terrace, ideal for outdoor dining. Inside, the spacious lounge is a welcoming retreat, complete with an open wood-burning fireplace and stunning south-facing views. The ground floor also offers a stylish open-plan kitchen and dining area, fitted with a central island, Belfast sink, and generous storage throughout, perfect for both everyday living and entertaining. Upstairs, there are two generously sized double bedrooms, a comfortable single bedroom, and a superb family bathroom, which includes both a bath and a separate walk-in shower. The attractive, south-facing front garden is planted with mature shrubs, trees, and seasonal flowers, creating a colourful and private outdoor space. Steps at the bottom of the garden provide access to Bailbrook Lane. At the rear, the shaded terrace,

along with a practical shed and log store, completes this delightful home.

LOCATION

Situated between the villages of Batheaston and Larkhall, on the eastern edge of the city of Bath. The desirable village of Larkhall has a thriving community and benefits from an array of excellent shops and a good state primary and senior school. There is a regular bus service to the city centre, and the village is well placed for commuting via Junctions 17 and 18 of the M4. Bath City Centre 2.5 miles. Batheaston has a wide range of amenities including primary school, Spa grocery shop which incorporates a Post Office, coffee shop, Fish and Chip restaurant, Indian takeaway, hairdressers doctors and dentists, veterinary, surgery, and public house. A cycle path runs from the village across the meadows to the canal where it joins the towpath either in the direction of Bath/Bristol or Warleigh Weir/Bradford-on-Avon.

