



**9 Triangle East**  
Bath, BA2 3HY  
Approx. Gross Internal Area  
1,377 sq ft - 128 sq m



- KEY**
- Kitchen
  - Living Area
  - Bedroom
  - Bathroom
  - Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
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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  
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**FOR SALE**



**TRIANGLE EAST, BATH  
BA2 3HY**

**GUIDE PRICE  
£435,000**

**3 BEDROOM HOUSE**

- Characterful bay fronted period home
- Three reception rooms, fully equipped kitchen
- Within the heart of Oldfield Park
- 3 bedrooms, 1 bathroom, utility with WC
- Attractive and secure south east facing rear garden
- Just a few minutes walk of Oldfield Park train station and shops



#### Description

An exceptional bay fronted period property set in the heart of Oldfield park, beautifully presented offering spacious and light accommodation. This characterful property is in excellent condition throughout combining period features and contemporary style living. A delightful family home that offers three double bedrooms, three reception rooms, family bathroom a well equipped kitchen and a good sized utility with wc, evenly spread over three floors. The rear garden is accessed via double doors from the dining room and offers a well manicured secure garden, south-east facing and benefits from a patio area, established plants an outbuilding and pedestrian access to the rear.

#### Location

The house occupies a very sought after location, just a few minutes walk of Oldfield Park train station and within easy access of the extensive range of facilities on Mooreland Road. The property is within walking distance of St Johns Primary School and is with close proximity to Hayesfield Girls School and Beechen Cliff school. The city centre of Bath is within level walking distance of the property and there is also a regular bus service.

