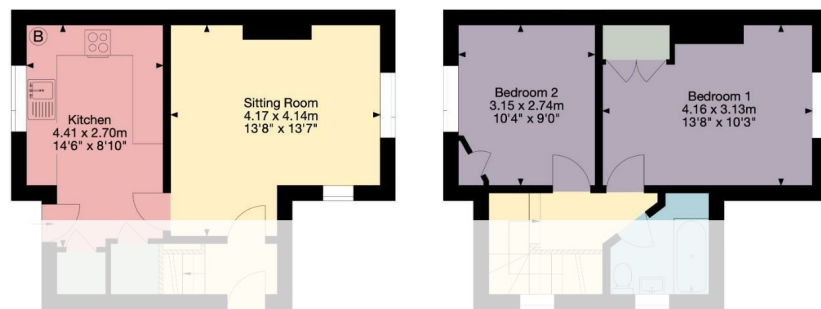


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Address**  
Approx. Gross Internal Area  
678 sq ft - 63 sq m



**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

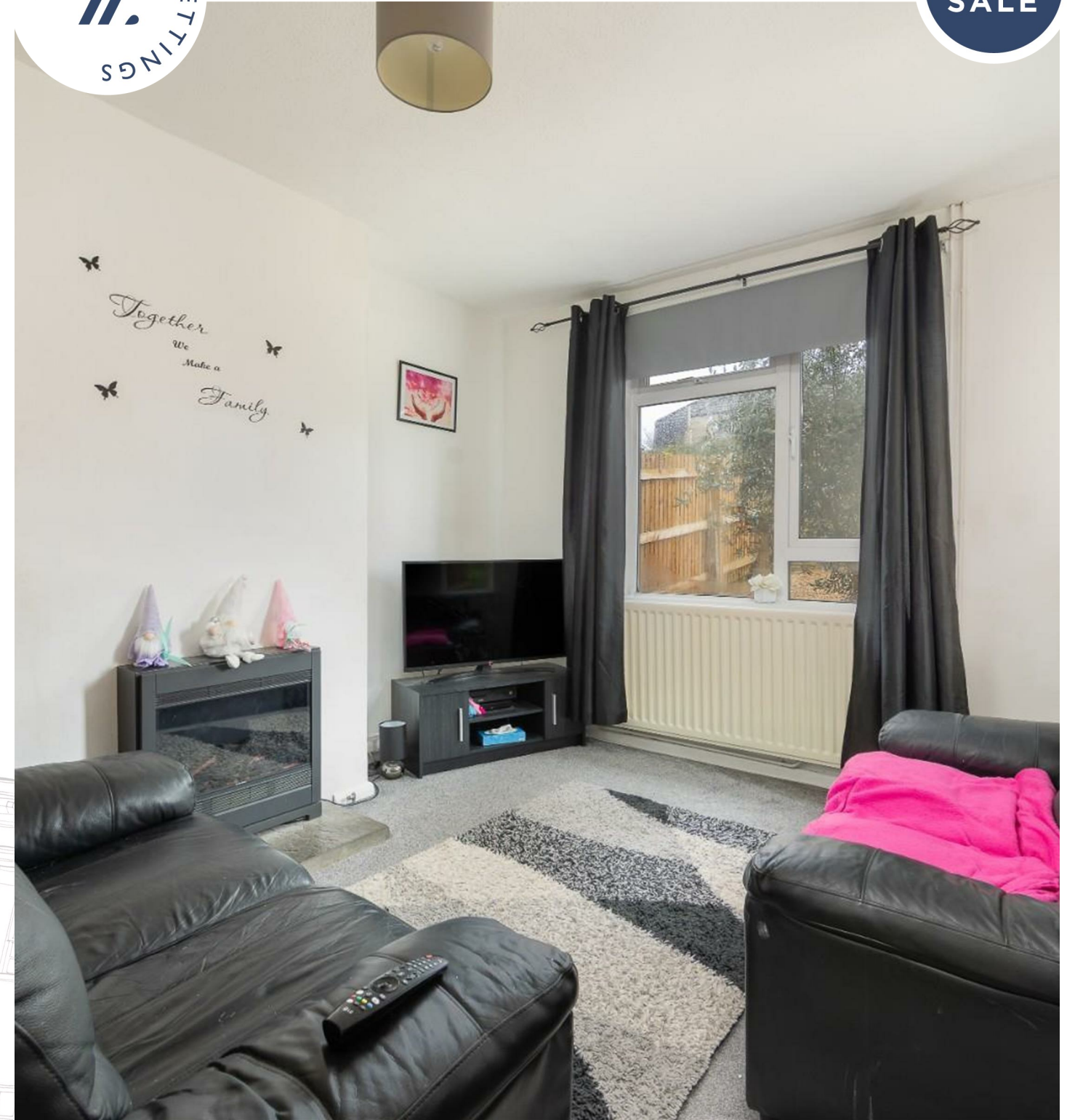
1A MILE END  
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**FOR SALE**

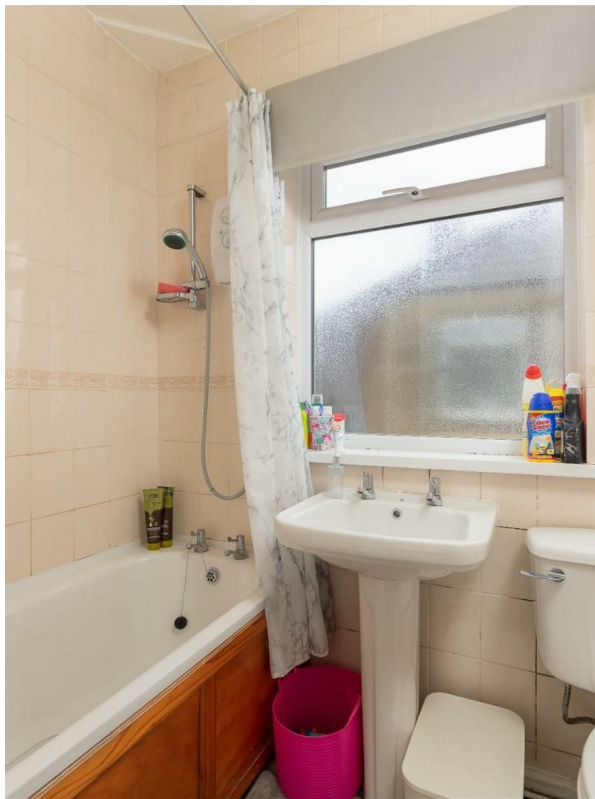


## HAYCOMBE DRIVE, BATH BA2 1PR

**GUIDE PRICE  
£275,000**

### 2 BEDROOM HOUSE - SEMI-DETACHED

- Spacious two bedroom family home
- 2 double bedrooms, family bathroom
- On street parking
- West facing living room, kitchen with views over the garden
- Enclosed rear garden with lawn and paved seating area
- EPC rating D, Council tax band B, Freehold



#### Description

A lovely semi detached two bedroom property with a spacious enclosed east facing rear garden with a paved seating area. On the ground floor there is a spacious west facing living room and kitchen with views over the garden. On the first floor there are two double bedrooms and a family bathroom. On street parking

#### Location

Haycombe Drive is situated on the south side of Bath in an elevated position with fabulous views, near by you have local convenience

stores, fish and chips shop only a few minutes walk away, with a community owned football club (Bath City FC - capacity 8,840) and a 37 acre City Farm (Bath City Farm) there is plenty going on in the local areas of Twerton and Morland Road to keep you occupied. There are a number of local amenities, near by you have local convenience stores, fish and chips shop, hairdressers, bakers, off licence, pubs and a number of Ofsted rated Good and Outstanding schools nearby. Located just a couple of miles from the city centre, with easy access links to Oldfield Park Railway Station for travel to London Paddington and Bristol.

