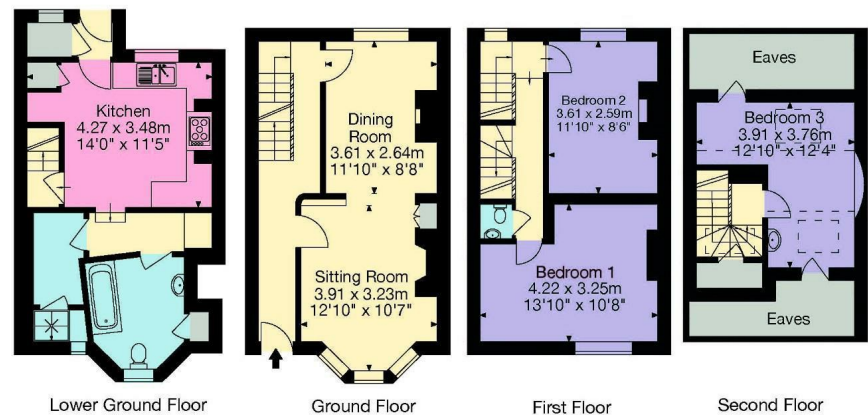


6 Frankley Terrace, Bath, BA1 6DP
 Approx. Gross Internal Area
 1,153 sq ft - 107 sq m



KEY

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
 happytohelp@zestlovesproperty.com
 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.

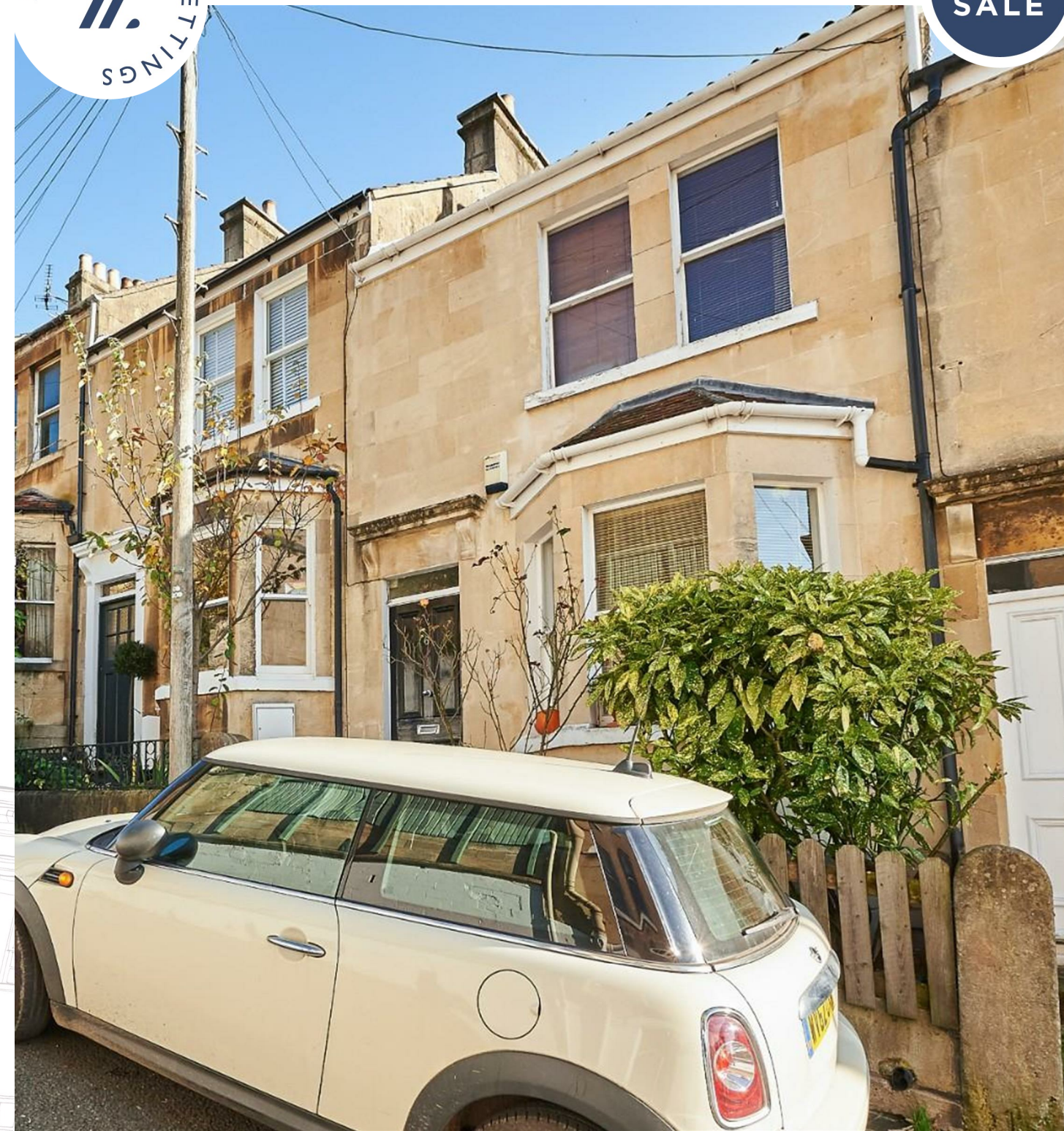
ZEST ESTATE AGENTS

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

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**FRANKLEY BUILDINGS, BATH
 BA1 6DP**

**GUIDE PRICE
 £459,000**

3 BEDROOM HOUSE

- Attractive 3 bedroom Victorian family home in the popular Camden area
- Less than 15 minute scenic walk to city centre and in close proximity to excellent schools and amenities.
- Generous kitchen leading out onto a sun deck and lawned garden with south eastern views.
- Benefitting from fabulous far reaching views across the valley from all floors.
- Spacious and bright living room with original hardwood floors and fireplaces
- The house retains original period features throughout and is in excellent order.



DESCRIPTION

An attractive Victorian period family home, east facing with the most fabulous far reaching views. This elegant period property offer space and light, in excellent order throughout benefiting from a good sized rear garden. The accommodation offers an open plan living room and dining room covering the ground floor, a kitchen/breakfast room with access to the rear garden. Three bedrooms, bathroom, shower room and a WC. The garden has a decked area ideal for alfresco dining, a lawned area and an out building.

LOCATION

Frankley Buildings is situated on the upper slopes of Camden, located within easy walking distance of the city centre and all its amenities. There are plenty of independent businesses as you walk towards town on the wonderful Walcot

Street.

Bath is one of only three UK World Heritage Cities and enjoys international claim for its fine classical architecture and Roman heritage. The city offers a wide variety of restaurants and shops and is home to an international music festival each spring. There are very well-regarded schools nearby in both the state and private sectors, and nearby sporting facilities include the Bath Racecourse, Lansdown Golf Club and Lansdown Tennis/Squash Club. The Recreation ground in the city centre provides the home ground to Bath Rugby. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes).

