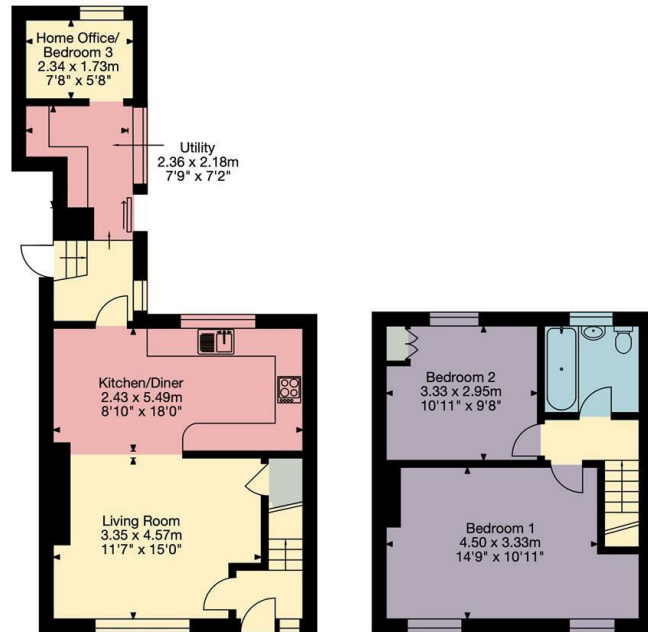


29 Chantry Mead Road, Bath BA2 2DE  
 Approx. Gross Internal Area  
 910 sq ft - 85 sq m



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

Ground Floor

First Floor

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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**CHANTRY MEAD ROAD, BATH  
 BA2 2DE**

**GUIDE PRICE  
 £320,000**

**3 BEDROOM HOUSE**

- Two double bedrooms, home office/bedroom three
- Utility room with side access
- Recently renovated, open plan kitchen/diner leading into the living room
- Quiet location close to the amenities of Bear Flat
- Good sized landscaped rear garden
- Far reaching views.



#### DESCRIPTION

An impressive modern family home set within a quiet road in the Bloomfield area of Bath, just a few minutes walk from the Bear Flat amenities. The property has been renovated over recent years to an exceptional standard offering light and spacious living space and kitchen area, as well as a separate utility and downstairs home office/bedroom three. The upper floor has two good sized bedrooms and a fabulous family bathroom. Externally the property enjoys a level landscaped garden with two patio areas, lawn and a variety of shrubs and plants. Far reaching views can also be enjoyed.

#### LOCATION

Situated in an elevated position on the southern slopes of the Georgian city of Bath the property benefits from far reaching northerly views. Close by in Bear Flat there is local shopping facilities including, Tesco

Express, a Co op, post office, delicatessen/café, restaurants and pub. Local schooling includes Moorlands Infants and Junior Schools, St John's Catholic Primary School, St Gregory's, The Paragon & Prior Park College, Hayesfield School and Beechen Cliff.

Englishcombe Lane is within easy reach of both Bath's dynamic city centre and the area's stunning natural surroundings. There is a regular bus service into the City Centre and there is easy access to the South of Bath via the A36. The World Heritage City of Bath has rich cultural, shopping, historic and sporting facilities. Whilst for those that need to commute, Bath Spa Railway station is approximately 1.8 miles away, (situated in the City centre,) and offers a main line link into London Paddington, likewise the M4 Motorway at Junction 18 gives access to London, Bristol and the South West.

