

5 Worcester Terrace, Bath, BA1 6PY
 Approx. Gross Internal Area
 1,642 sq ft - 153 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

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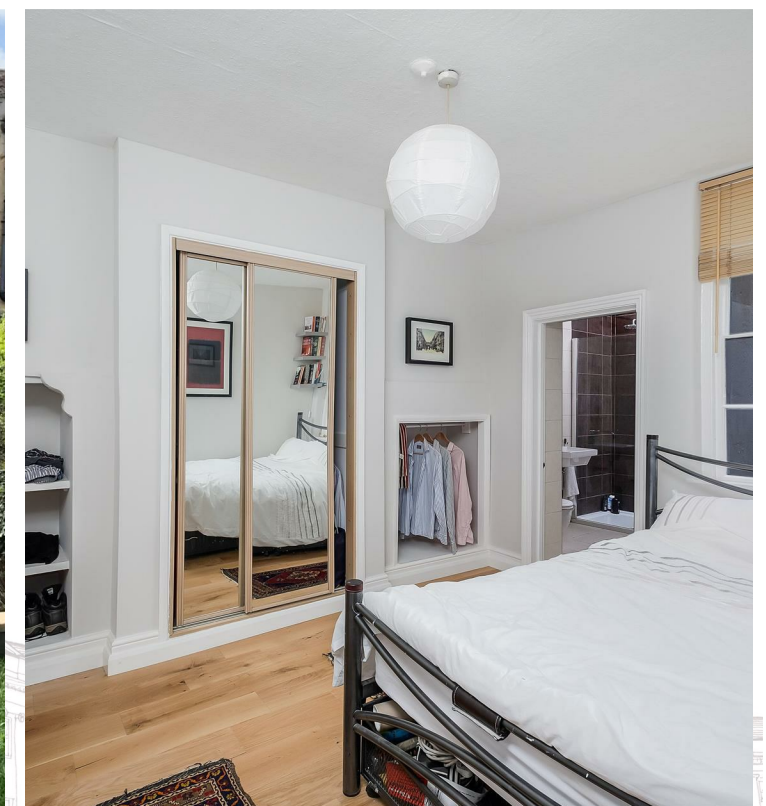
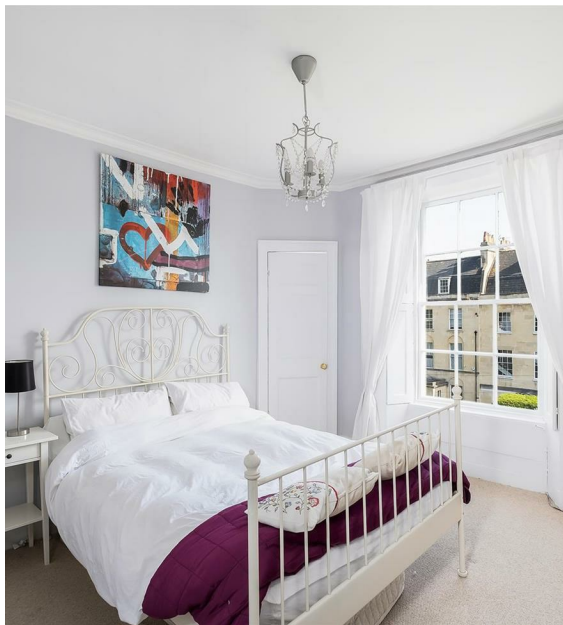


**WORCESTER TERRACE, BATH
 BA1 6PY**

**GUIDE PRICE
 £850,000**

4 BEDROOM HOUSE

- Elegant Georgian Town House
- Drawing room, sitting room, home office, kitchen, utility room
- 4 bedrooms, 1 ensuite shower room, family bathroom, wc
- Mature landscaped gardens, storage vault
- On the edge of Larkhall village
- Within a level walk of the city centre, Freehold. Council Tax band E., EPC exempt



DESCRIPTION
A fine example of a Grade II Listed Georgian town house situated on the east side of the city. This elegant period family home has been sympathetically renovated over more recent years and has retained many of its period features. The accommodation comprises a first floor drawing room opening through to the kitchen, sitting room, home office, four bedrooms, one ensuite shower room, family bathroom, wc and a utility room. The property enjoys an established terraced rear garden which benefits from a patio, lawn and a variety of mature shrubs and plants. There is also an outbuilding situated at the end of the garden next to the rear pedestrian access. Storage vault.

LOCATION
Worcester Terrace is moments away from the centre of Larkhall Village. Known for its vibrant

community, Larkhall has excellent local, independent shops and eating options. There are dentist and doctors' surgeries, a vet, as well as St Saviour's Primary and St Mark's Secondary Schools. The property is within a 15 minute walk of the centre of the city centre and Bath spa train station and has good bus links and easy access to the M4. The city is a UNESCO World Heritage Site and offers an excellent selection of shopping, restaurants, entertainment, leisure and cultural facilities. Complementing this is the open countryside to the east of Larkhall with many beautiful walks; this contrast with the closeness of the city centre is, in our opinion, another major attraction of this property. Commuting links are excellent with mainline rail services to London Paddington and Bristol Temple Meads (journey times from 85 and 15 minutes respectively).