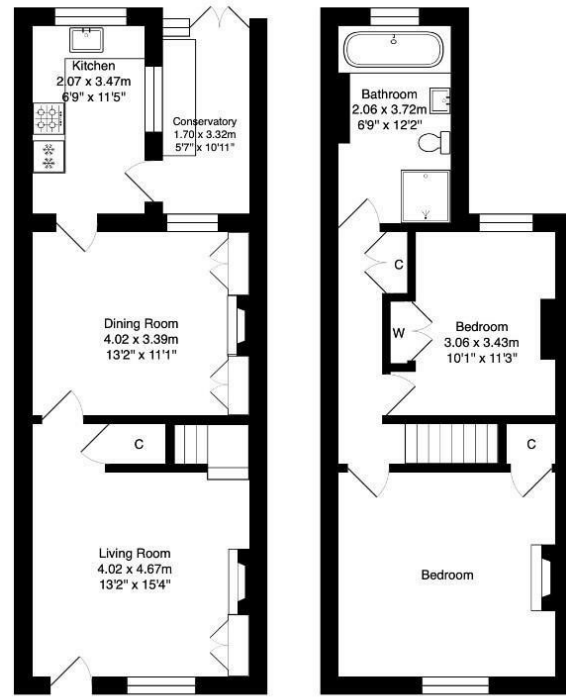


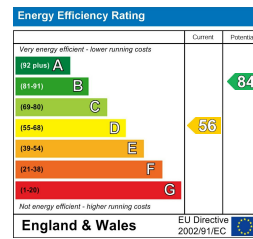
13 Larkhall Terrace, Bath



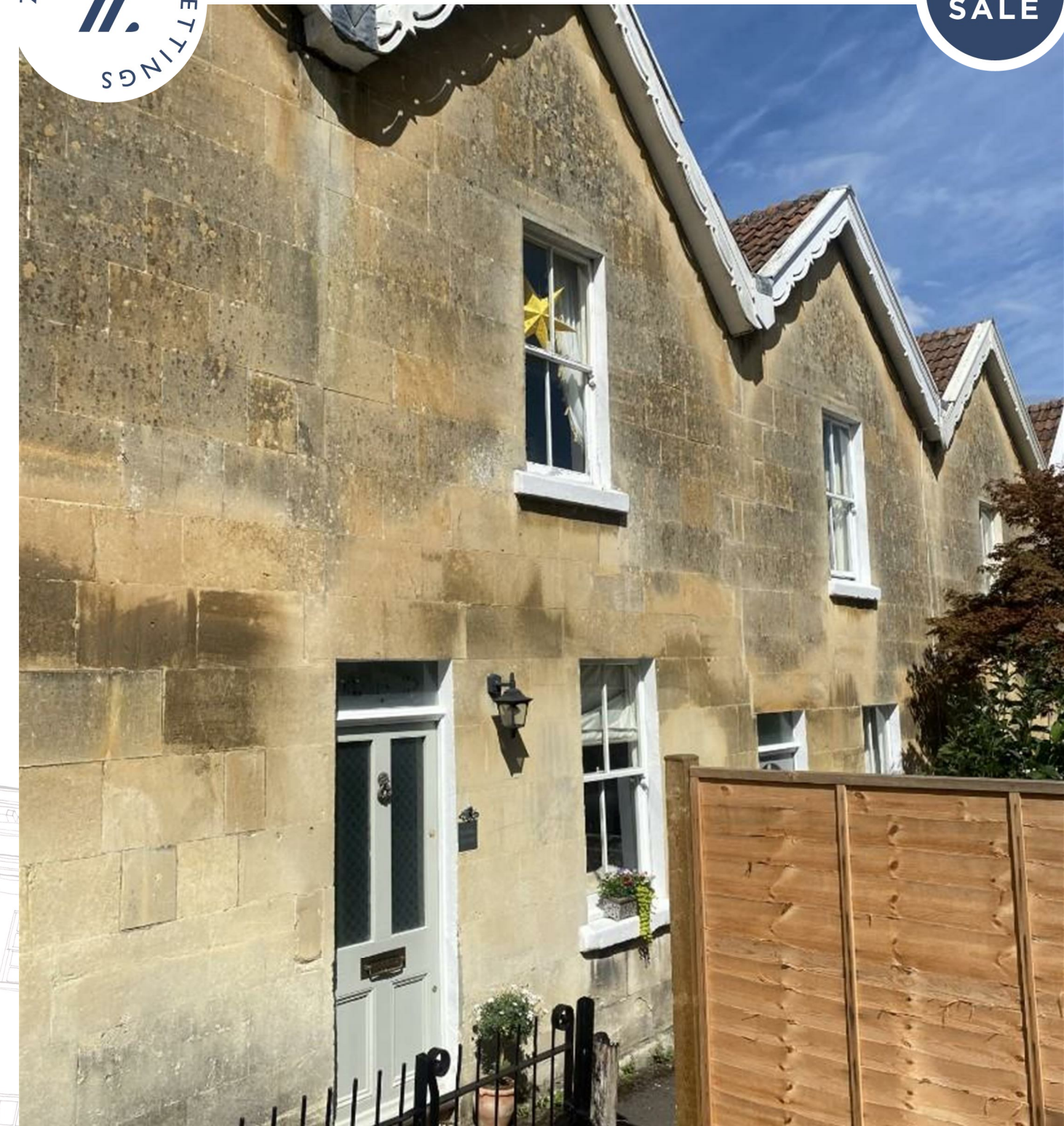
Ground Floor Area: 48.1 m² ... 518 ft²
 First Floor Area: 41.1 m² ... 442 ft²

Total Area: 89.2 m² ... 960 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness. www.enrmeasurementservices.co.uk



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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.

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**LARKHALL TERRACE, BATH
 BA1 6RZ**

**GUIDE PRICE
 £450,000**

2 BEDROOM HOUSE

- Two double bedrooms
- Spacious bathroom with separate shower
- Gas central heating, no onward chain
- Kitchen & separate utility area
- Courtyard and second garden area
- Council tax band C, EPC rating D



DESCRIPTION

A charming two bedroom house, situated in the popular Larkhall area. The property boasts a good sized living room, which features some built in storage, fireplace and further under stairs storage. Heading through the downstairs towards the back of the property you will find a dining room, leading onto a well proportioned kitchen overlooking the courtyard garden. Adjacent to the kitchen is a large utility room which gives direct access to the outdoor space. Upstairs you will find a large principal bedroom with a lovely feature fireplace and built in storage. You will also find a further double bedroom and large bathroom with bath and separate shower. As well as a private courtyard, there is also a front south facing garden across the small pedestrian pathway. No onward chain.

Larkhall also offers frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers, deli, Co-op, two public houses, pet shop, takeaways, coffee shop, deli, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

LARKHALL

