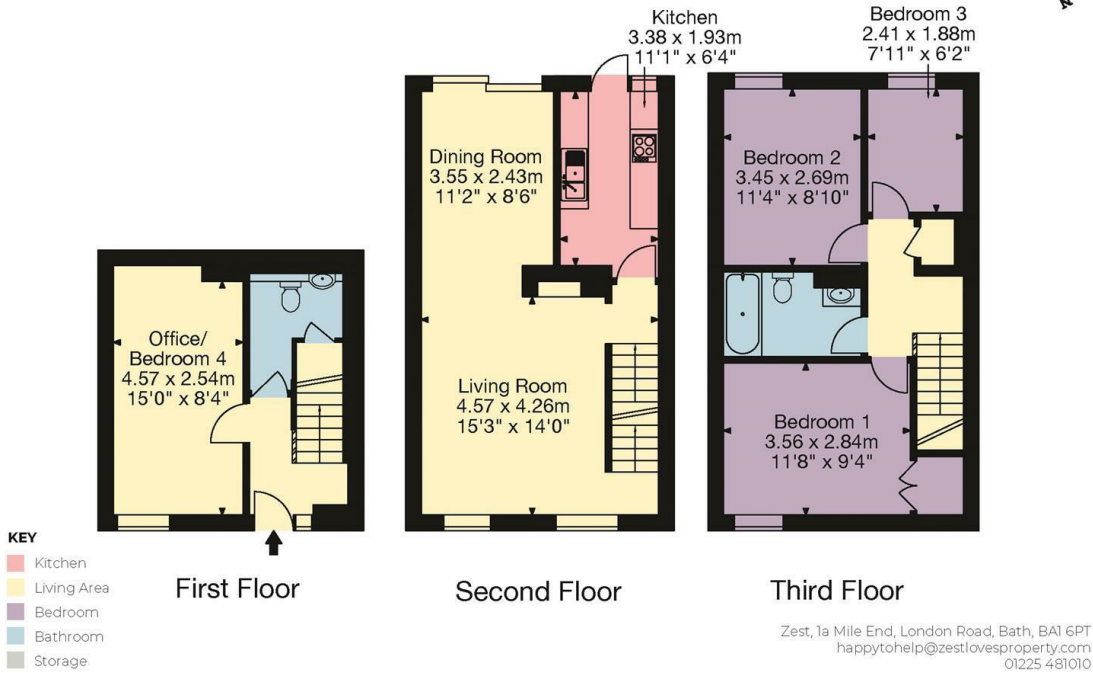


16 Calton Walk, Bath BA2 4QQ  
Approx. Gross Internal Area  
1,077 sq ft - 100 sq m



**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.

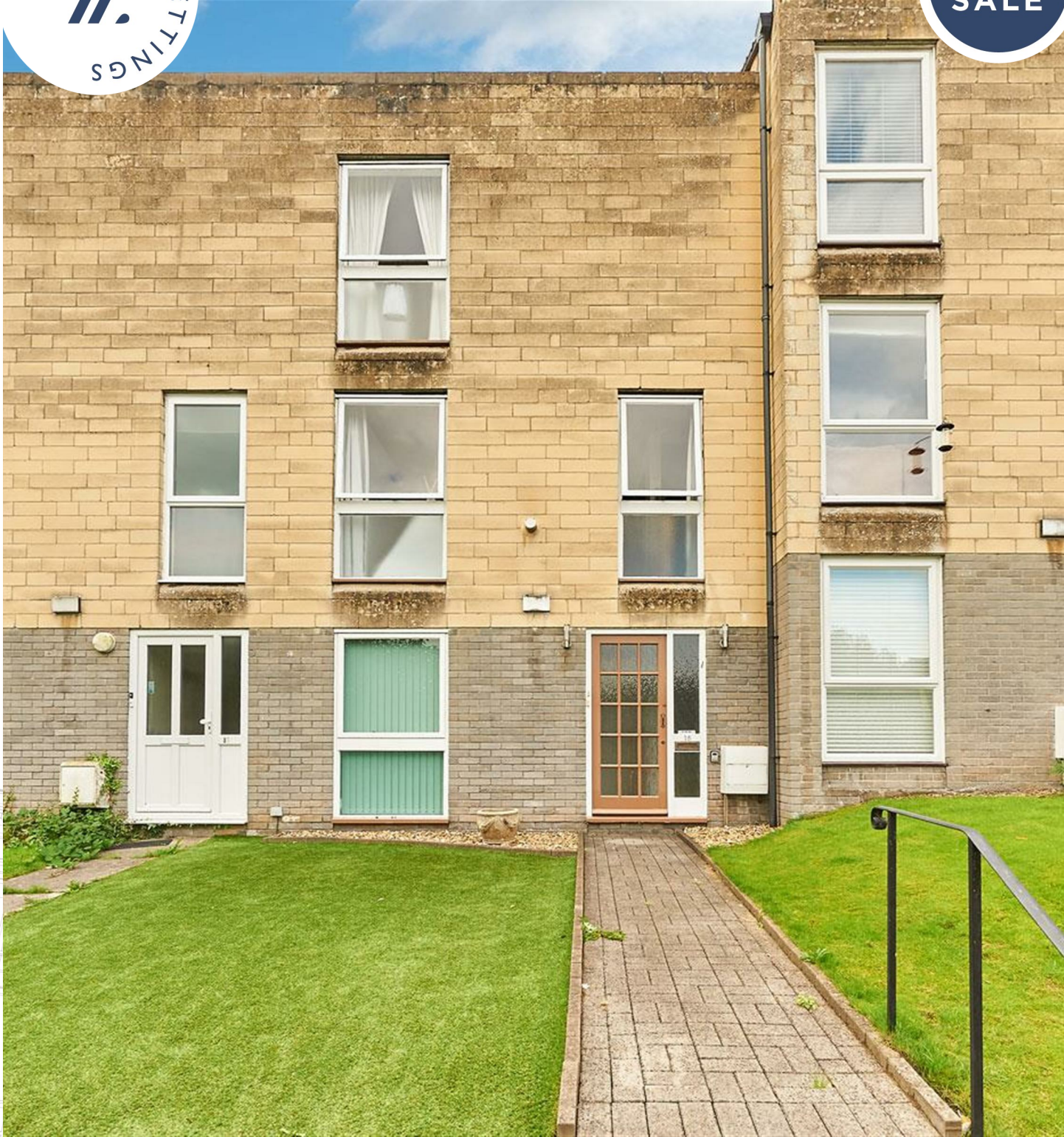
**ZEST ESTATE AGENTS**

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**CALTON WALK, BATH  
BA2 4QQ**

**GUIDE PRICE  
£450,000**

**4 BEDROOM HOUSE**

- Three storey town house
- Far reaching views across the city of Bath
- Front and rear gardens, GARAGE
- 4 bedrooms, bathroom, wc
- Living room, dining room, kitchen
- Leasehold, Council tax band D, EPC rating D





#### DESCRIPTION

A fabulous three storey property set in the sought after of Widcombe just a few minutes walk away from the city centre, enjoying the most breathtaking views. This exceptionally light and spacious property offers much potential to create a beautiful family home. The accommodation is evenly spread over three floors and offers 3 to 4 bedrooms, living room, dining room, kitchen, wc. The property enjoys a level garden to the front and a terraced courtyard garden to the rear. Garage (situated in Holloway).

#### LOCATION

Calton Walk is conveniently located between the amenities of Bear Flat and Widcombe, within half a mile of Bath City centre and only five minutes walk from Bath SPA train and bus stations. The pedestrianised access to the front and rear gives the property a pleasant traffic free approach with Alexandra Park accessible via woodland paths above

Calton Gardens. The Bear Flat community is close by offering a wide variety of amenities including a pharmacy, coop supermarket, The Good Bear cafe, Menu Gordon Jones restaurant, Italian deli and the family friendly Bear Hotel and bar. Widcombe Parade is also easily accessible offering a selection of shops, bars and cafes as well as a Doctor's Family Practice and pharmacy

The city centre of Bath provides a full range of retail outlets together with many amenities including an excellent selection of restaurants, Bath Sports Centre, the Theatre Royal and the Thermae Spa. 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).

#### TENURE

Leasehold: 999 years from 1971 Ground rent £15pa

