

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	A	A
(81-91)	(81-91)	B	B
(61-80)	(61-80)	C	C
(41-60)	(41-60)	D	D
(21-40)	(21-40)	E	E
(1-20)	(1-20)	F	F
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	G	G

England & Wales EU Directive 2002/91/EC

39 Hill View Road, Larkhall, Bath, BA1 6NX
 Approx. Gross Internal Area
 Main House 91 sq m - 980 sq ft
 Garage 15 sq m / 167 sq ft
 Total Area 106 sq ft / 1,147 sq ft



KEY
 Kitchen
 Living Area
 Bedroom
 Bathroom
 Storage

Garage
 4.39 x 3.53m
 14'5" x 11'7"

Ground Floor
 Laundry Room
 2.37 x 1.85m
 7'9" x 6'1"

First Floor
 Kitchen
 4.27 x 3.24m
 14'0" x 10'8"

Principal Bedroom
 4.21 x 3.29m
 13'10" x 10'10"

Bedroom 2
 4.57 x 3.32m
 15'0" x 10'11"

Bedroom 3
 2.68 x 2.53m
 8'10" x 8'4"

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

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 BATH
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**HILL VIEW ROAD, BATH
 BA1 6NX**

**OFFERS IN EXCESS OF
 £315,000**

3 BEDROOM HOUSE

- End of terraced property with far reaching views
- Double glazing, gas central heating
- Mature terraced garden with an out building
- Living room, kitchen/diner, utility
- Three bedrooms, family bathroom, wc
- Garage and an off road parking space



DESCRIPTION

A beautifully presented end of terrace property set in an elevated position within easy reach of the amenities of Larkhall. This spacious and light property offers a living room, kitchen/diner, utility, wc, three bedrooms and a family bathroom. Terraced landscaped garden with patio area and lawn, with a stone built out building, garage and a off road parking space. The property enjoys the most impressive far reaching views, double glazing, gas central heating and level access into the property from the rear.

LOCATION

Hill View Road is within a short walk of Larkhall Village. Larkhall is a popular village known for its vibrant community, array of independent shops and excellent local schools. The property enjoys good

bus links to the centre of Bath and easy access to the M4 without having to cross the city. 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. Complementing this is the open countryside to the east with many beautiful walks. This contrasting with the closeness of the city centre is, in our opinion, one of the major attractions to this property. 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).

