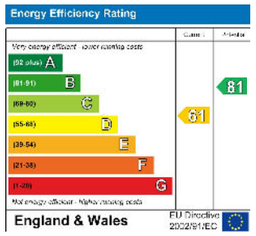

33 Hill View Road, Bath BA1 6NX
Approx. Gross Internal Area
Main House - 1,087 sq ft - 101 sq m

Ground Floor First Floor

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

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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ZEST SALES & LETTINGS

01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

FOR SALE

HILL VIEW ROAD, BATH BA1 6NX

OFFERS IN EXCESS OF £325,000

3 BEDROOM HOUSE - TERRACED

- A beautifully presented family home, chain free
- South/east facing living room with glazed sliding doors opening onto a decked area with far reaching views
- Kitchen/diner and a separate utility
- Three bedrooms, family bathroom, cloakroom
- Landscaped terraced rear garden
- Close to the local amenities of Larkhall village and open countryside

DESCRIPTION

33 Hill View Road is a spacious family home, in excellent order throughout with light and well equipped accommodation. The property has been lovingly cared for over recent years and sits in a quiet location, minutes away from Larkhall village. The accommodation is spread over two floors and offers a good sized living room with glazed sliding doors opening onto a private front garden enjoying breathtaking views. On the ground floor there is also a kitchen diner, utility room and a cloakroom. The first floor provides three bedrooms and a family bathroom. To the rear of the property there is a well maintained terraced garden with a patio area overlooking the top of the terrace. Chain free.

LOCATION

Hill View Road is within a short walk of Larkhall Village, recreation ground and Alice Park. 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. Commuter 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).