

The Old Forge, 5 Single Hill, Shoscombe, Bath, BA2 8LZ
 Approx. Gross Internal Area
 1,204 sq ft - 112 sq m



Zest, 1a Mile End, London Road, Bath, BA1 6PT
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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.

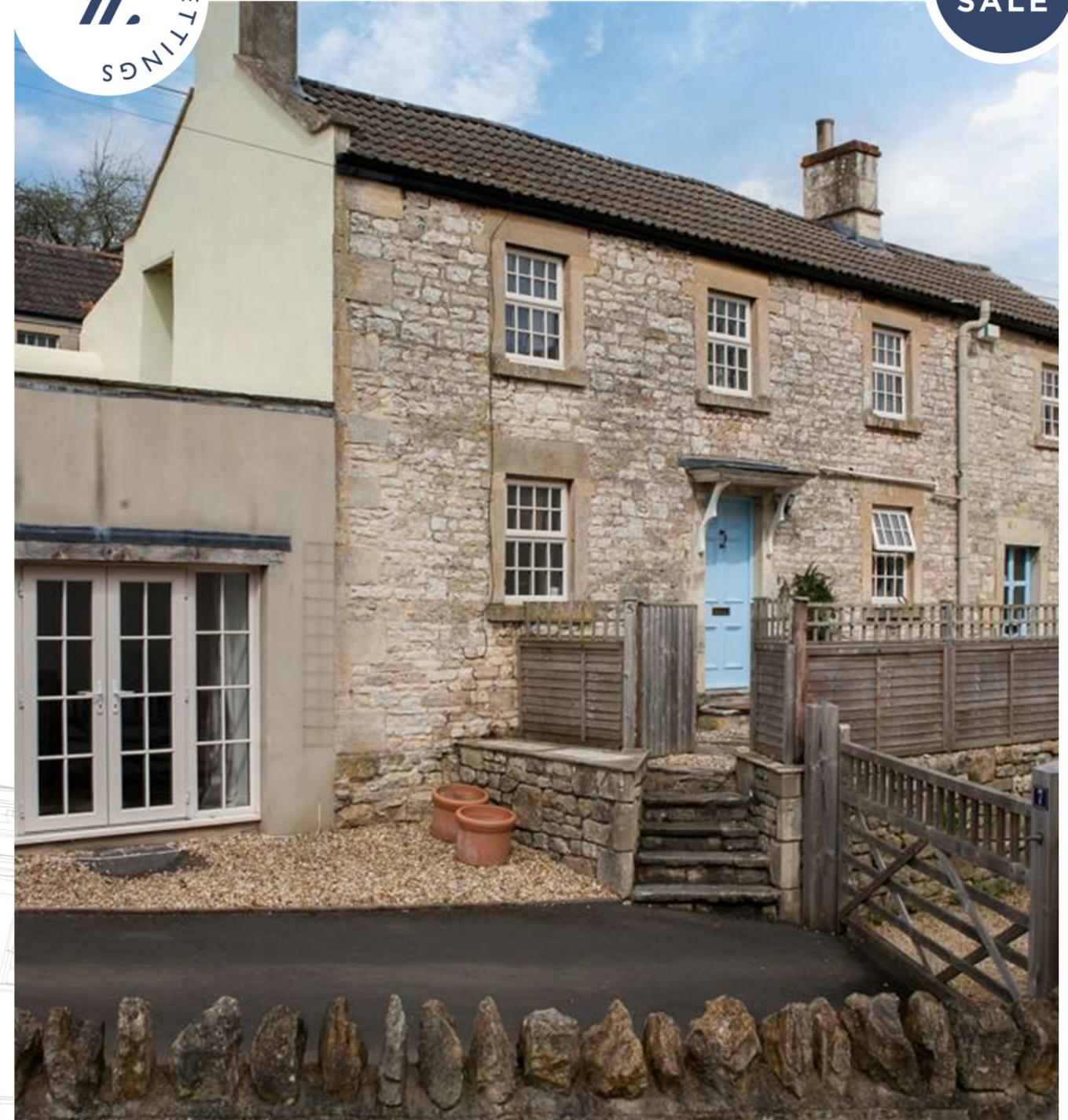
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**5 SINGLE HILL, BATH
 SHOSCOMBE BA2 8LZ**

**GUIDE PRICE
 £435,000**

3 BEDROOM HOUSE

- Exquisite period home, bursting with character
- Three double bedrooms, family bathroom
- Living room with French doors, large dining room with log burning stove opening in to the kitchen
- Sought after village of Shoscombe
- Roof terrace with far reaching rural views, front courtyard, off road parking
- EPC Rating E, Council tax band D, Freehold



DESCRIPTION

A charming three bedroom cottage in the village of Shoscombe. This property has been renovated throughout, with a kitchen and dining room with flagstone flooring, stunning fireplace with log burning stove. The separate living room is light and benefits from French doors leading out to the front of the property. The third bedroom is off to the other side of the kitchen and could be used as an alternative reception room or home office. Upstairs you will find a good sized principal bedroom which has access to the outdoor roof terrace. The family bathroom benefits from a free standing bath and separate shower and basin. The second bedroom is at the end of the corridor and has a large built in wardrobe space.

The property has a private parking space, front courtyard garden and beautiful far

reaching views, with access to rural countryside walks.

LOCATION

Shoscombe village is situated approximately 7 miles south of the Georgian city of Bath. This attractive area is popular for its rural feel yet close approximately to the city. Amenities in the village include Shoscombe Primary School and the Apple Tree Inn. There is a cycle lane and bridle path nearby, there are also wonderful walks in the immediate vicinity. The sought after village of Wellow also has a primary school, popular public house and village shop whilst Peasedown St John offers more comprehensive amenities.

Services, mains electricity, water and drainage. Electric heating. Calor gas. Freehold.

