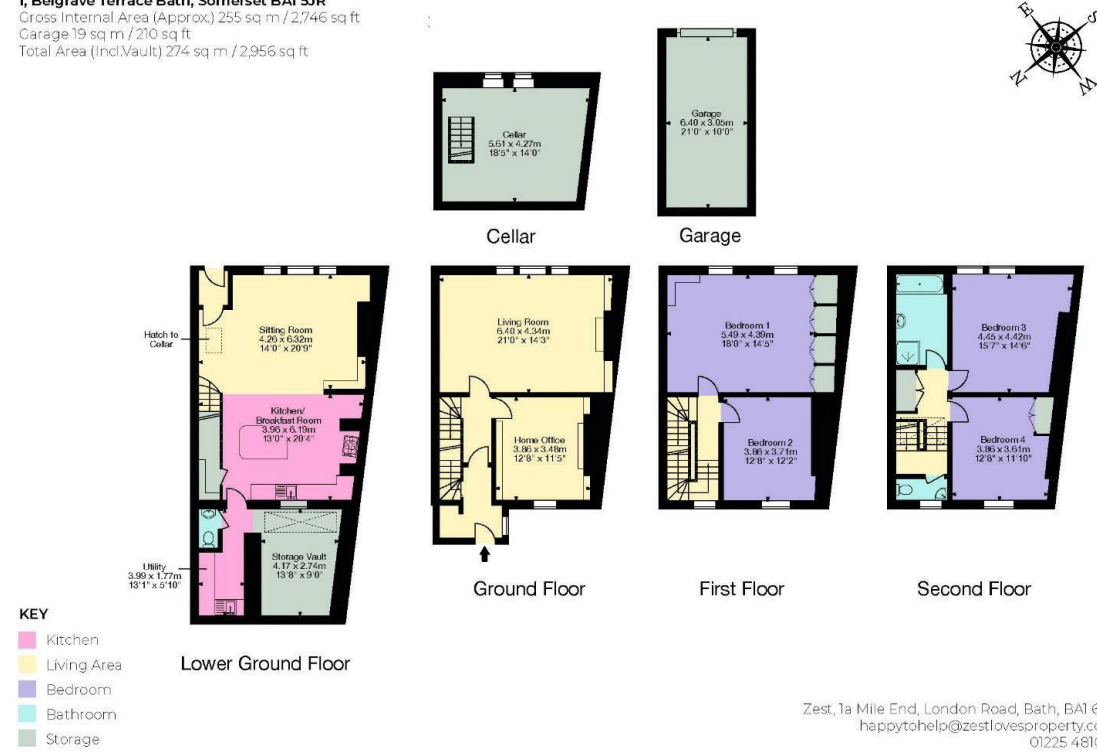


1, Belgrave Terrace Bath, Somerset BA1 5JR
 Cross Internal Area (Approx.) 255 sq m / 2,746 sq ft
 Garage 19 sq m / 210 sq ft
 Total Area (Incl.Vault) 274 sq m / 2,956 sq ft



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.

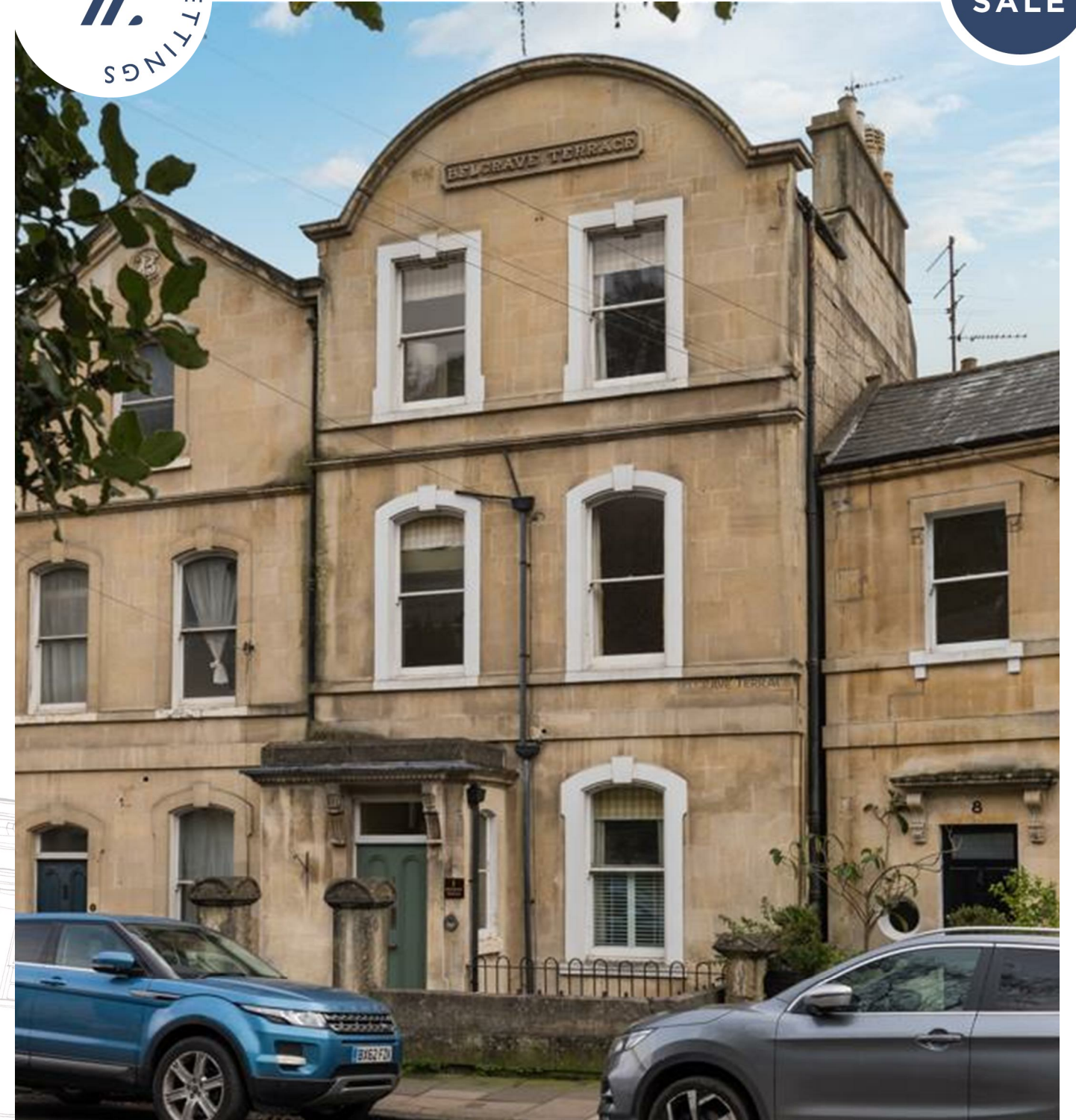
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

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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**BELGRAVE TERRACE, BATH
 BA1 5JR**

**GUIDE PRICE
 £1,100,000**

4 BEDROOM HOUSE

- Elegant Grade II Listed town house
- Living room, large kitchen/diner/snug, office, utility and storage vault
- Four double bedrooms, family bathroom, two cloakrooms
- Tiered rear garden with large patio area, garage
- Panoramic far reaching southerly views
- EPC exempt as Grade II listed, council tax band F. Freehold.



DESCRIPTION

An impressive Grade II Listed family home set on the upper slopes of Camden, with panoramic south facing views from all principle rooms. This elegant property is evenly spread over 4 floors, having retained many period features such as original fireplaces, sash windows and cornicing. Access can be gained into the property via a pretty entrance hall with mosaic tiled floor, leading through to the charming living room with open fire, home office. The garden level offers a substantial open plan kitchen/diner/sitting room with access to the rear garden, south facing. This floor also benefits from a cloakroom, vaulted utility and storage vault. The upper floors consist of a principle bedroom with a range of built in wardrobes, three further double bedrooms, family bathroom and an additional cloakroom. A good sized patio area can be enjoyed as you step out into the rear garden, as well as a two

further lawned tiers leading down to the garage. Cellar.

LOCATION

Belgrave Terrace is situated on Camden Road and enjoys excellent city views. Camden is a popular family area on Bath's northeast slopes which is well placed for good schools and the city centre along with local shops and a doctor's surgery. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the north west.

