

17 Pera Place, Walcot, Bath BA1 5NX
Approximate Gross Internal Area = 121.3 sq m / 1305 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography (Drones) Video Tours (Floor Plans) Energy Performance Certificates (Design) Part (www.roomsguide.com) © Room - Creative Property Marketing Ltd 2023

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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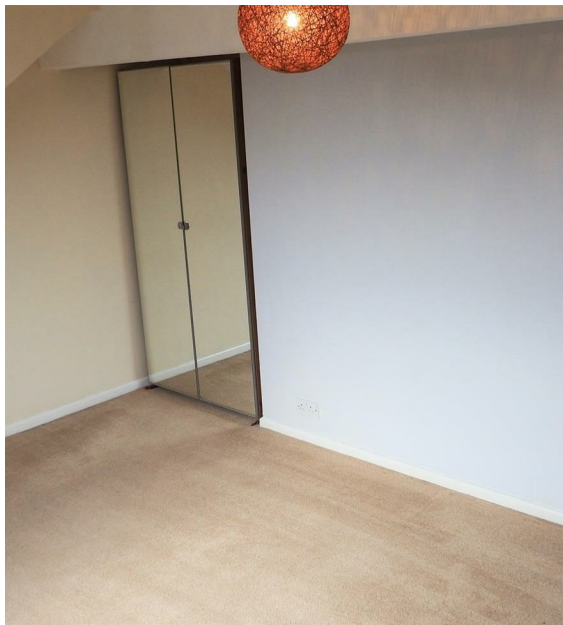
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**PERA PLACE, BATH
BA1 5NX**
4 BEDROOM HOUSE - MID TERRACE

**GUIDE PRICE
£500,000**

- A substantial three storey mid terraced family home
- Four bedrooms, family bathroom, cloakroom
- Level rear garden, no onward chain
- Kitchen/diner, living room with far reaching views
- Garage and off road parking
- Freehold, Council tax band D. EPC rating D



DESCRIPTION

We are delighted to offer this superb 4 bedroom family home located in a popular central location. The property offers a spacious entrance hallway with storage space under the stairs; internal doorway through to the garage; downstairs cloakroom; contemporary kitchen/diner with doors leading out into the garden allowing plenty of light. Stairs rise to the first floor where you will find a large living room with stunning city views; modern family bathroom and two double bedrooms with two further bedrooms on the second floor. To the rear of the property there is level secure garden, whilst to the front there is off road parking for one vehicle with access into the garage. No onward chain.

LOCATION

Pera Place is situated in an elevated position with spectacular views over the city of Bath, in the popular neighbourhood of Camden. Bath city centre is a short walk from the property, as is the thriving village of Larkhall, with its range of independent shops. Excellent schools are nearby in the form of Kingswood and The Royal High, along with St Stephens Primary School. Designated a Unesco World Heritage Site, Bath provides excellent leisure, cultural, and sporting opportunities including its popular theatre and premieriership Rugby club. The M4 is 10 miles from the city (junction 18). London (Paddington) from Bath Spa mainline station (journey time from 75 minutes) and Bristol Temple Meads station (journey time from 15 minutes).

