

159 High Street, Bathaston BA1 7DW
 Approx. Gross Internal Area
 785 sq ft - 73 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.

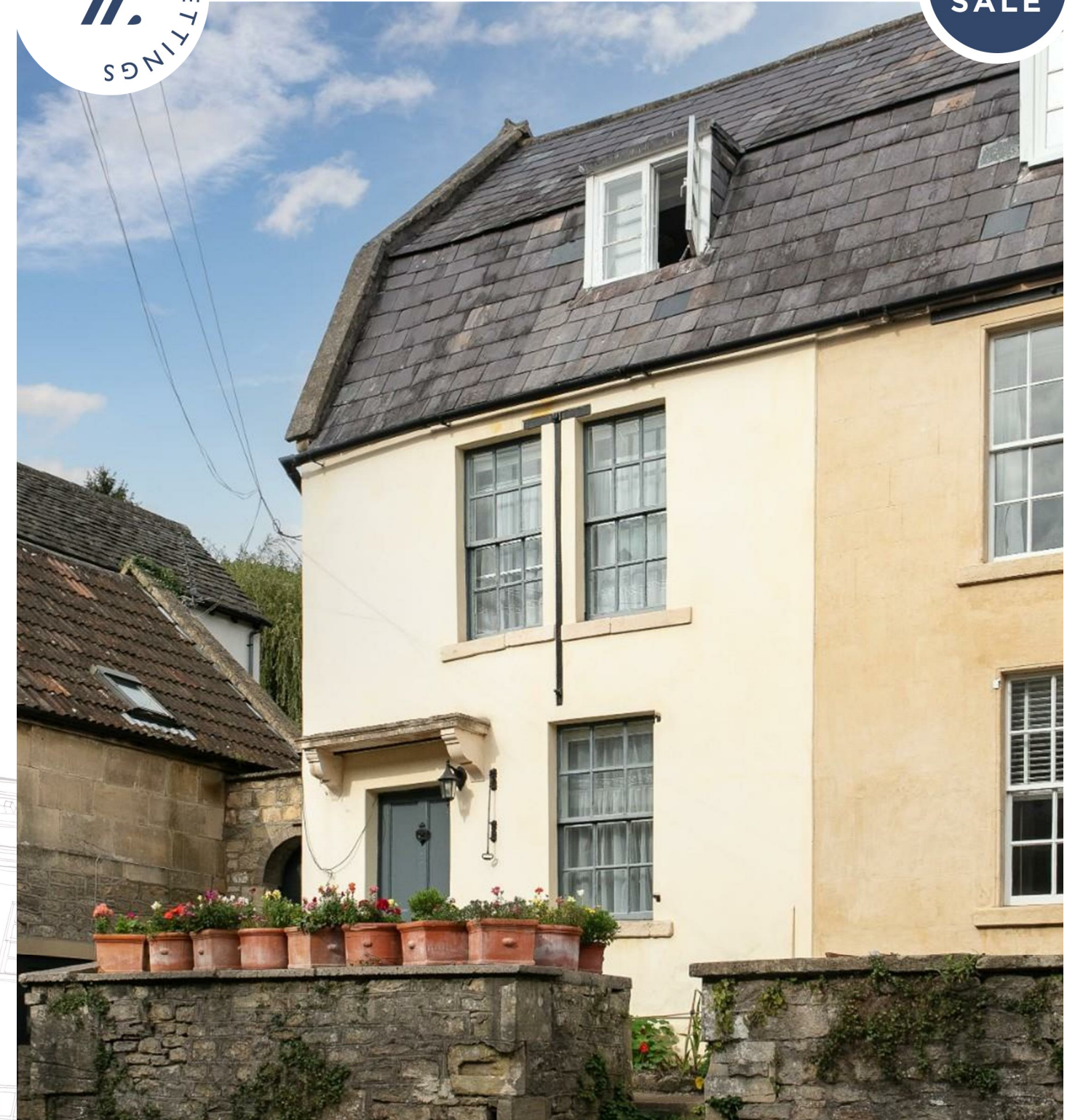
ZEST ESTATE AGENTS

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**HIGH STREET, BATH
 BATHEASTON BA1 7DW**

**OFFERS IN EXCESS OF
 £420,000**

3 BEDROOM HOUSE - END TERRACE

- A characterful Grade II listed three bedroom period cottage
- Kitchen opening up into an enclosed rear garden
- On street parking
- Spacious living room with inglenook fireplace
- Recently updated bathroom
- Council tax band B, EPC rating D, Freehold



DESCRIPTION

An exquisite period cottage, bursting with period charm, spacious and light this 3 double bedroom property sits within a few minutes walk of all the popular local amenities in Batheaston close to beautiful countryside. The property comprises a living room benefitting from a large inglenook and gas fire with study area, and exposed stone walls, the kitchen with solid oak worktops and high ceilings offers direct access out to the rear garden. To the first floor there is the large bathroom with walk in shower, exposed wall and the light and airy principal double bedroom, up the period wooden staircase to the second floor you have two further good sized double bedrooms with a lovely outlook. To the front of the property there is a pretty level south facing courtyard. Rear garden mainly laid to lawn. On street parking.

Batheaston is a thriving and popular village situated approx. 3 miles to the east of Bath's city centre but still within easy walking distance. The village boasts plenty of local amenities such as two local convenience stores, independent café, Boots pharmacy, public house, fish & chip shop, doctors' surgery and dental practice. There are three primary schools nearby - Bathampton, Batheaston and Bathford. Frequent bus services run to Bath city centre from the High Street. The stunning surrounding countryside includes Solsbury Hill, Bathampton Meadows and the Kennett & Avon Canal, which provides a beautiful setting for scenic walks and cycling. Bath's city centre offers a wide range of cultural, leisure, sporting and shopping facilities. Bath Spa station runs regular and high-speed services to London Paddington and Bristol Temple Meads. Access to Junction 18 of the M4 is easily reached by following the A46 north.

BATHEASTON

