



13 Brooklyn Road, Bath BA1 6TE  
 Approx. Gross Internal Area  
 97 sq.m / 1,050 sq.ft  
 (Incl. Areas of Restricted Height)



**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**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

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**BROOKLYN ROAD, BATH  
 BA1 6TE**

**GUIDE PRICE  
 £425,000**

**2 BEDROOM HOUSE**

- A beautifully presented Victorian, mid terraced property
- Recently extended to the rear and sympathetically renovated throughout, new gas central heating and double glazed windows
- Secure south facing level garden
- Living room, large open plan kitchen/diner
- Two double bedrooms, luxury bathroom with separate shower cubicle, under floor heating
- Council Tax Band C, EPC rating C, Leasehold





#### DESCRIPTION

An impressive Victorian property set in the sought after location of Brooklyn Road. This beautifully presented property has benefitted from extensive refurbishment throughout and has recently been extended to the rear. Enjoying newly fitted gas central heating and double glazing. The ground floor now offers a stunning kitchen diner, fitted with high quality fittings incorporating an island unit, plus a living room with feature fireplace. The first floor offers a generous double bedroom to the front with a range of built in wardrobes and a luxury bathroom with separate shower cubicle and underfloor heating. The upper floor consists of a double bedroom with far reaching viewings and storage. To the rear of the property there is a level and secure landscaped garden with patio area and out building.

#### LOCATION

Brooklyn Road is within a stroll of Larkhall Village. 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. Communication 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).

#### TENURE

