School Cottage, 13 School Place, Claverton, Bath BA2 7BG
Approx. Gross Internal Area
771 sq ft - 71 sq m
(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

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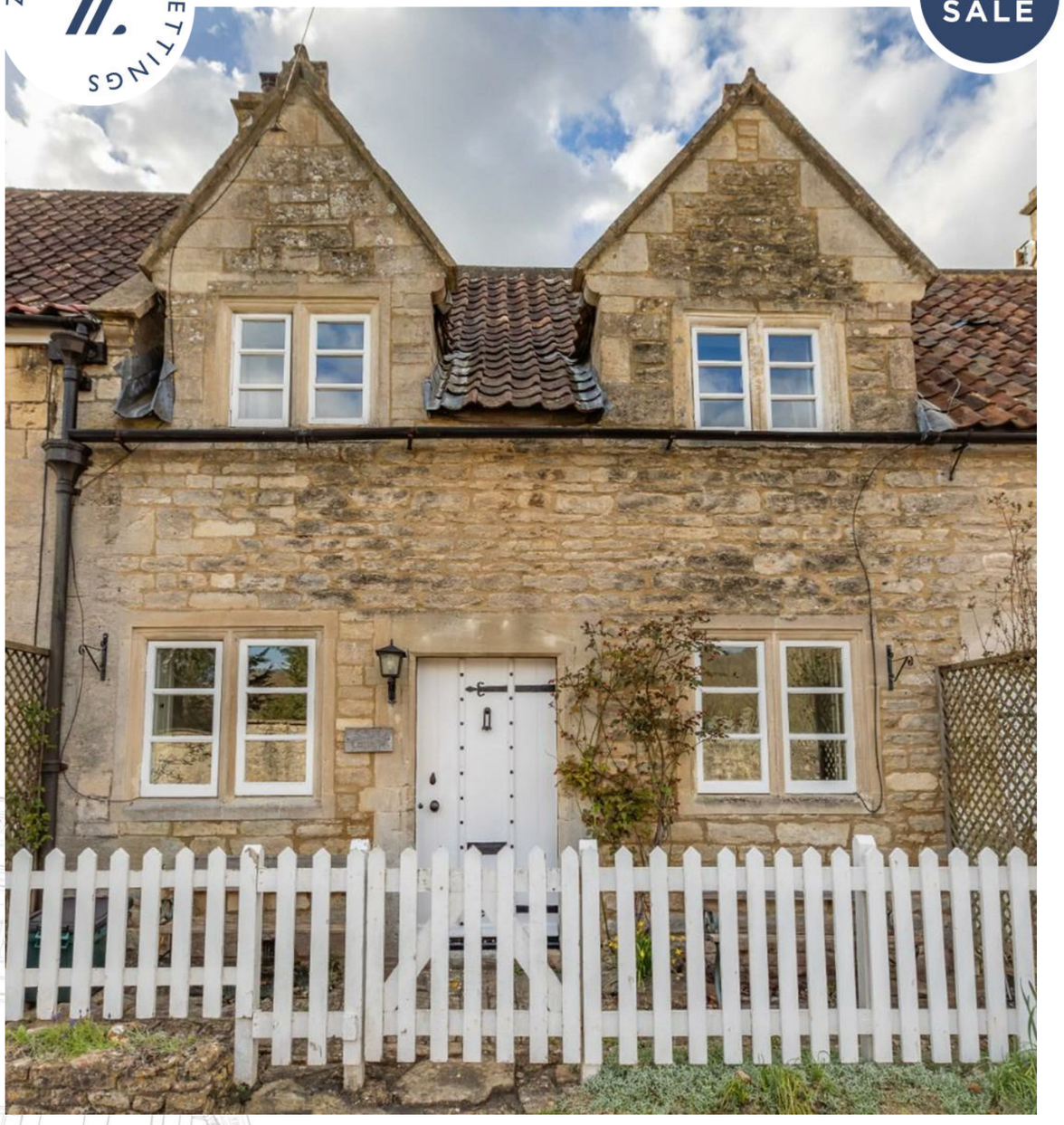


SCHOOL PLACE, BATH
CLAVERTON BA2 7BG

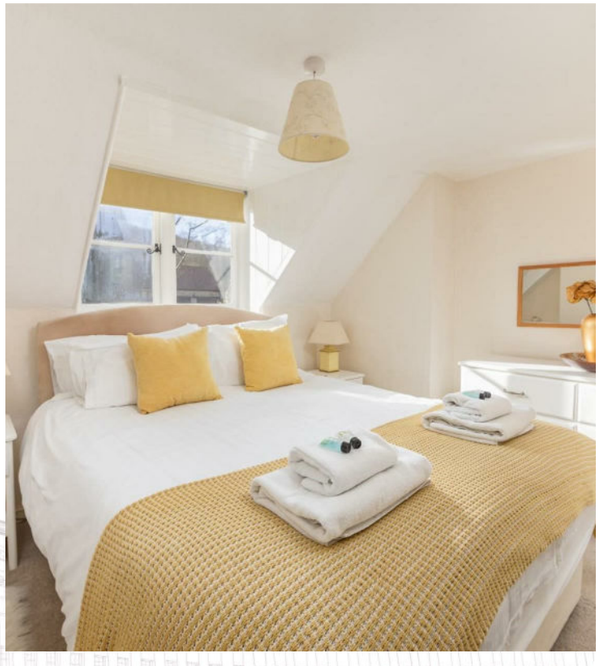
GUIDE PRICE
£395,000

2 BEDROOM HOUSE

- A beautifully presented Grade II Listed period property, positioned within picturesque village
- Two double bedrooms, modern bathroom and an external utility
- Tranquil hamlet with a lovely outlook over the Limpley Stoke valley, outbuilding, ideal for logs and bikes
- Open plan living/dining room with log burning stove, modern kitchen
- Small front garden, ideal for enjoying the morning sun, rear courtyard
- Freehold. Council tax band C. EPC exempt.

DESCRIPTION

School Cottage is an idyllic, double fronted period cottage set in the sought after Hamlet of Claverton, East of Bath. This beautifully presented period cottage is bursting with charm and warmth, with exposed wooden floorboards, stone mullion windows, working shutters and a log burning stove with Bath stone surround and hearth. The ground floor offers a generous living room with dining area and ample built in storage, a well equipped modern kitchen, and a bathroom flooded with light. The first floor offers a principal bedroom with an easterly outlook, overlooking the Limpley Stoke valley and a range of built in wardrobes, a further double bedroom. A small garden is situated to the front, ideal to enjoy the morning sun and to the rear there is a courtyard with access into the utility area. The property also benefits from an independent garden store, perfect for logs and bikes.

LOCATION

School Cottage is situated within the picturesque period village of Claverton at the head of the Limpley Stoke valley approximately 4 miles east of Bath. The properties that make up this discreetly tucked away picturesque hamlet are predominantly period houses built in local mellow Bath stone. Claverton enjoys a rural location with some very pleasant country walks and bridle paths in the immediate vicinity. It is also extremely well placed for access to Bath University, Bath Golf Club, Wessex Water Headquarters, Monkton Combe School and Prior Park College and School. The nearby city of Bath is renowned for its architecture, leisure and cultural amenities to include the Sports Centre, Country Clubs, shops, pubs, theatre and restaurants. Bath Spa Station offers high speed rail links to London Paddington (approx 90 minutes).