

87a Bradford Road, Combe Down, Bath BA2 5BP  
882 sq ft - 82 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.

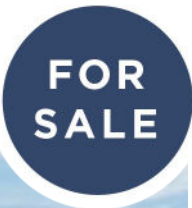
**ZEST ESTATE AGENTS**

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**BRADFORD ROAD, BATH  
COMBE DOWN BA2 5BP**

**OFFERS IN EXCESS OF  
£200,000**

3 BEDROOM FLAT - ABOVE SHOP

- A fantastic investment opportunity, in need of modernisation
- Three bedrooms, bathroom, store room
- Kitchen, living/dining room, balcony
- Council tax band A, EPC rating D, Leasehold



#### DESCRIPTION

A spacious and light maisonette set on the edge of Combe Down Village, south of Bath. The property is in need of renovation but offers much potential to any investor or first time buyer. The accommodation offers a kitchen, living room/dining room with access onto a balcony, three bedrooms and a bathroom. Store. No onward chain.

#### LOCATION

Combe Down sits on a level ridge approximately 1.25 mile (2 km) to the south of Bath city centre. It sits at an altitude of 500ft and hence has always been renowned for its clean air quality with many moving from the city for this reason. The village is adjoined to the north by large areas of natural woodland with public footpaths offering stunning panoramic views overlooking the city and equally

gratifying views of the Cotswold (AONB) valleys to the south.

There is simply no other village like it on the outskirts of the city with such a wide range of local amenities and schooling. This makes it a very popular place for families and those looking for an area with a rural feeling but still within walking distance of the city. You will find every level of schooling in the local vicinity with three nurseries, two academy primary schools, Ralph Allen academy senior school and two independent schools in Prior Park and Monkton Combe, both with pre-prep, prep and senior schools.

#### TENURE

Freeholders - Curo  
Management company - Curo  
Management fee- £405.07 pa  
Ground rent - £10 pa  
Subject to change

