

21 Harbutts, Bathampton, Bath BA2 6TA
 Gross Internal Area (Approx.)
 Main House = 882 sq ft - 82 sq m
 Garage = 161 sq ft - 15 sq m
 Total Area = 1,043 sq ft - 97 sq m



KEY
 Kitchen
 Living Area
 Bedroom
 Bathroom
 Storage

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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.

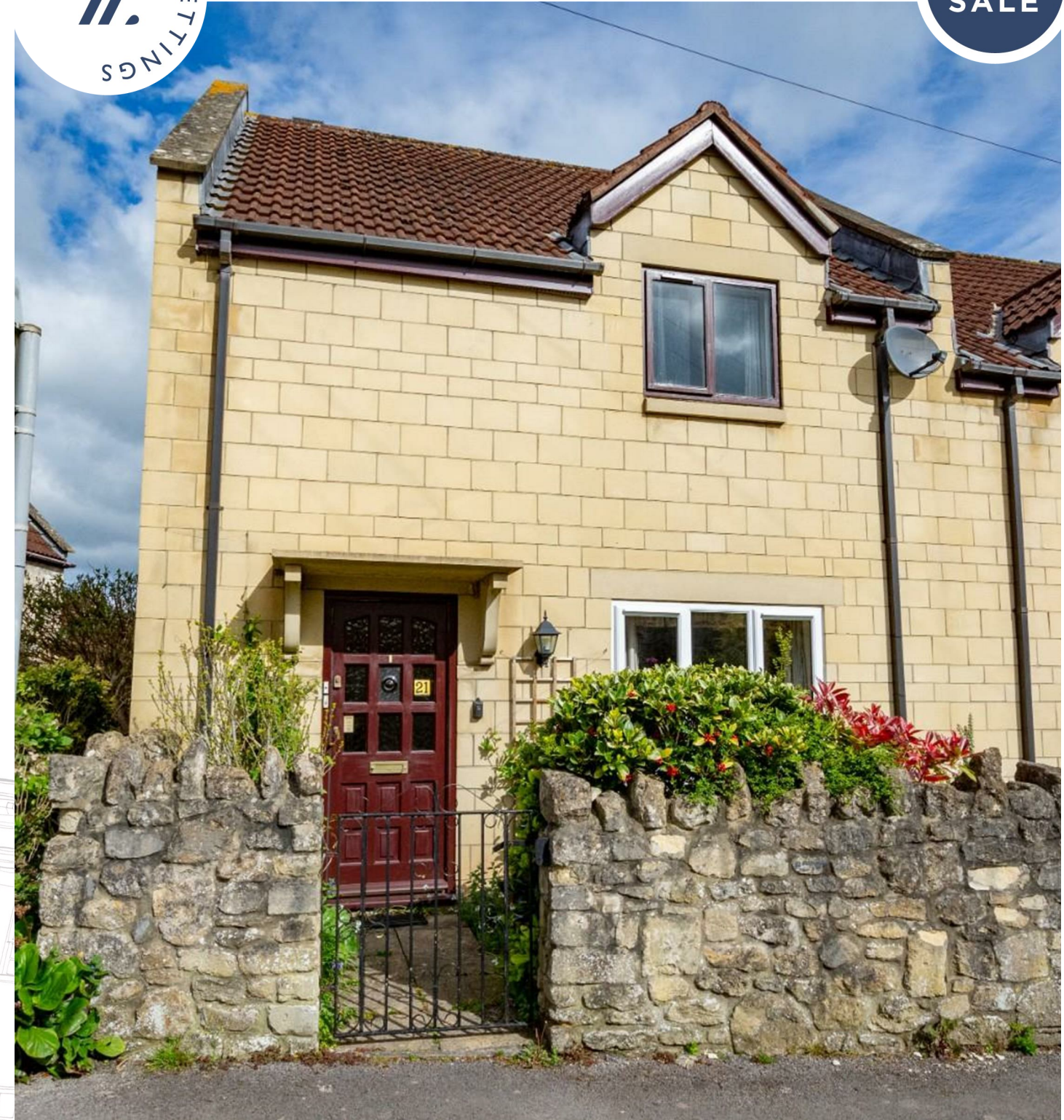
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**HARBUTTS, BATH
 BATHAMPTON BA2 6TA**

**GUIDE PRICE
 £395,000**

2 BEDROOM HOUSE

- A charming end of terrace property, suitable for residents over the age of 55
- Two double bedrooms, bathroom, utility/cloakroom
- Pretty level rear garden with direct access into the garage, pedestrian side access
- Living/dining room with dual aspect, kitchen
- House Manager, 24 hour emergency Careline system. No onward chain
- Leasehold. EPC rating E. Council tax band E.



DESCRIPTION
 A well proportioned property designed for the over 55's, within the popular village of Bathampton east of Bath, close to the canal and open countryside. This development benefits from a House Manager, 24 hour emergency Careline system. The property provides a living room with dining area a well equipped kitchen, cloakroom/utility, two double bedrooms and a bathroom. Externally there is a mature and well maintained rear garden with direct access into the single garage. Side pedestrian access.

LOCATION
 Harbutts is a sought after residential retirement development of 26 properties built in 1986 and located in the heart of Bathampton village. Boasting an enviable canal side position with charming, beautifully manicured communal grounds. Bathampton is a sought-after village on Bath's southern fringes within one and half miles of Bath city centre. The village offers many excellent local

amenities which includes a doctor's and dentist's surgery, post office, convenience store & café, pharmacy, two public houses, a restaurant and St Nicholas' Anglican church. In addition, there is a bus stop nearby with regular buses into the city centre.

The World Heritage city of Bath is on the doorstep and offers a wonderful array of chain and independent shopping, a fine selection of restaurants, cafes and wine bars along with many cultural activities which includes a well renowned music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and the Theatre Royal. Communications include a direct link to London Paddington, Bristol and South Wales from Bath Spa Railway Station and the M4 junction 18 is approximately 8 miles to the north and Bristol Airport is approximately 18 miles to the west.

