



**6 Beauford Square, Bath, BA1 1HJ**  
 Approx. Gross Internal Area  
 Main House = 1,302 sq ft - 121 sq m



Zest, 1a Mile End, London Road, Bath, BA1 6PT  
 happytohelp@zestlovesproperty.com  
 01225 481010



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



**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  
 T: 01225 48 10 10  
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



**BEAUFORD SQUARE, BATH**  
**BA1 1HJ**  
 3-BEDROOM HOUSE

**GUIDE PRICE**  
**£650,000**

- A fine example of a Grade II Listed residence set in a quiet location overlooking Beauford Square
- Versatile accommodation spread over 4 floors, with many retained period features
- Situated in a pretty quiet location, within the heart of the city of Bath
- Kitchen/breakfast room, living room, dining room/bedroom four, home office
- Three bedrooms, bathroom, cloakroom
- Freehold, EPC rating D, Council Tax band E, Residents permit parking



### Description

An exquisite Grade II Listed property forming part of the famous Beauford Square. Laid in 1730 to a design of John Strathan, but more recently recognised for its part within the filming of Bridgeton. This charming Georgian home provides versatile accommodation benefitting from many original features. The ground floor offers a living room, a well equipped kitchen/breakfast room and a cloakroom, stairs to the lower ground floor provides access to the dining room/bedroom four with its original flagstone flooring. The first floor has a generous east facing principle bedroom, flooded with light and a further double bedroom. The upper floor consists of a further double bedroom, home office/nursery and a family bathroom.

### Location

Beauford Square is situated in the heart of

Bath, a stone throw away from the Bath Theatre Royal, with The Circus, Brock Street and The Royal Crescent to the north, Abbey and Thermae spa to the south.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There is a range of schools in both the public and state sector with Kingswood, The Royal High School and King Edwards all close by.

Bath Spa train station is within a ten minute walk providing a link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the north west.

