



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness.  
www.energyassessmentservices.co.uk

**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 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



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



**OLD ENGLAND WAY, BATH  
PEASEDOWN ST. JOHN BA2 8TL**

**GUIDE PRICE  
£250,000**

**2 BEDROOM HOUSE - SEMI-DETACHED**

- Two bedroom semi-detached property in Peasedown St John
- Private rear garden
- No onward chain
- Kitchen, living room, two bedrooms and bathroom
- Off road parking and single garage
- Freehold, Council tax band C, EPC rating D



#### DESCRIPTION

A well presented two bedroom property situated in the popular village of Peasedown St John. The property comprises kitchen and living room with french doors leading onto a lovely private garden. Upstairs there are two bedrooms and a family bathroom with shower over bath. The property also benefits from off road parking and single garage to the side. No onward chain.

#### PEASEDOWN ST JOHN

Peasedown St John has a wide range of public facilities and amenities some of

which include; a doctors surgery, dental practice, veterinary practice, two pubs (The Wagon & Horses and The Red Post), three convenience stores (Coop, Tesco Express & Newsagent), pharmacy, baker, post office/ community hub, cafe, petrol station, primary school, nursery, hairdressers and barbers. There are also a variety of children's parks, community halls, cricket and football club and a croquet and boules club.

