

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft  
 Office = 16.9 sq m / 182 sq ft  
 Total = 140.6 sq m / 1513 sq ft

room



**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.

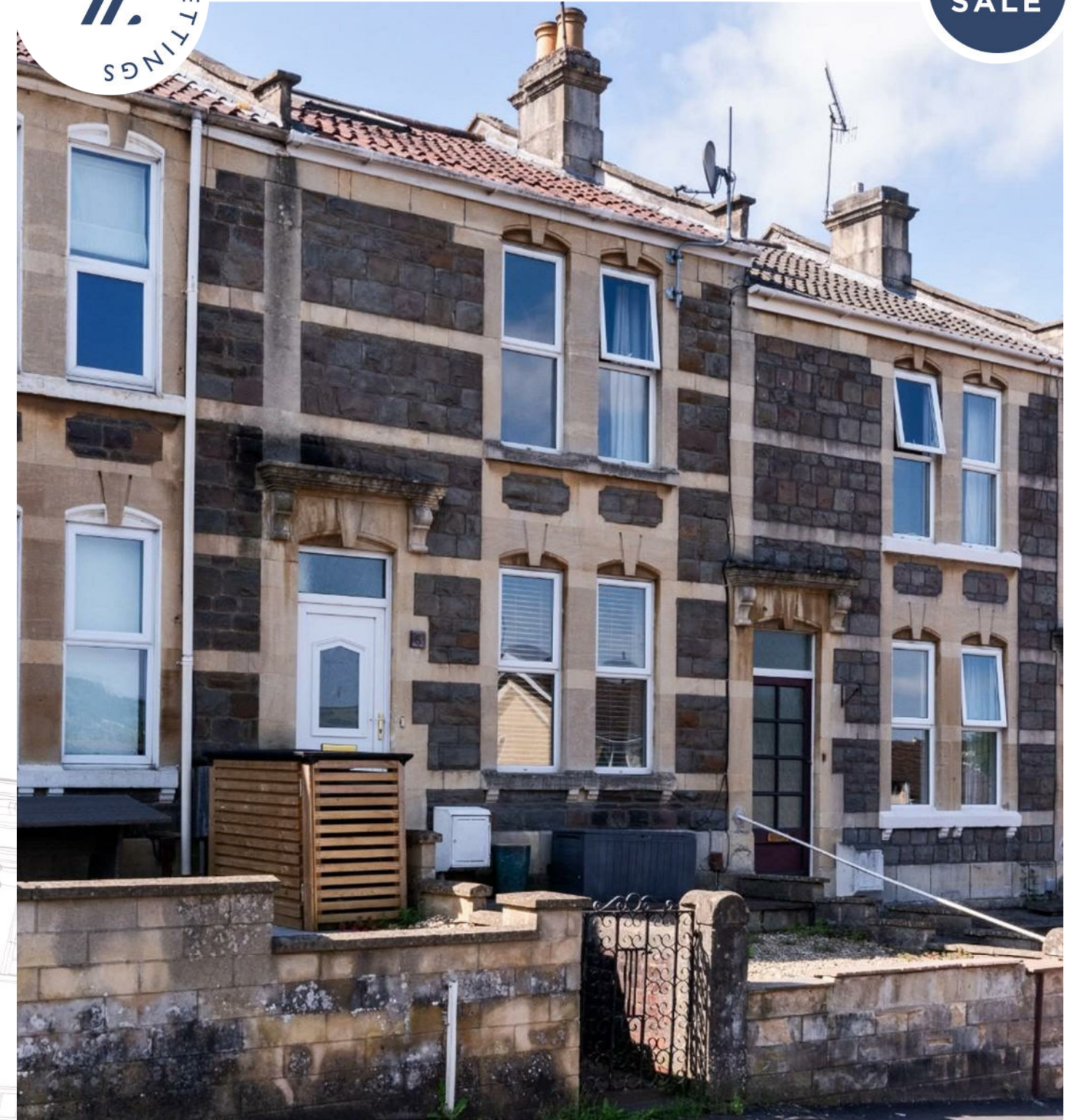
**ZEST ESTATE AGENTS**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

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



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



**LYMORE AVENUE, BATH  
 BA2 1BA**

**OFFERS IN EXCESS OF  
 £450,000**

**3 BEDROOM HOUSE**

- Great family home in the heart of Oldfield Park
- Lounge, dining room and separate kitchen and utility space
- Two double bedrooms, attic room/currently used as a bedroom
- Fantastic south facing rear garden
- Garage converted into studio and off road parking space
- Freehold, EPC rating E, Council Tax Band C



#### DESCRIPTION

In the heart of Oldfield Park, this mid-terraced property offers ample living space and period features. The living room at the front of the property benefits from far reaching views across Bath. There is a spacious dining room which leads onto a separate well equipped kitchen and utility space. Upstairs there are two good sized double bedrooms, family bathroom with separate bath and shower and a further attic room/currently being used as a bedroom with additional storage room, which showcases the spectacular views this property has to offer. Outside you can find a south facing patio area and substantial lawned area taking you to the garage which has been converted into a studio and is currently

being used as a business. On the other side of this building there is one off street parking space.

#### LOCATION

Oldfield Park is a popular location and close to Moorland Road shopping parade with its vast array of independent shops, cafes, takeaways and small supermarket. Oldfield Park further benefits from Doctors' surgery, vets and a dental practice. This location offers easy access to the city and Oldfield Park railway station (just 0.4 miles away) with its connection to Bristol Temple Meads and Bath Spa station. There are local schools nearby including Oldfield Park Junior School, Moorlands Infant School, Hayesfield Girls School and Beechen Cliff.

