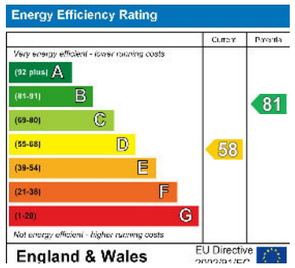

2 Rose Cottages, The Normans, Bathampton BA2 6TE
Gross Internal Area (Approx.)
116 sq m / 1,248 sq ft

KEY
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

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

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
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ZEST SALES & LETTINGS
01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

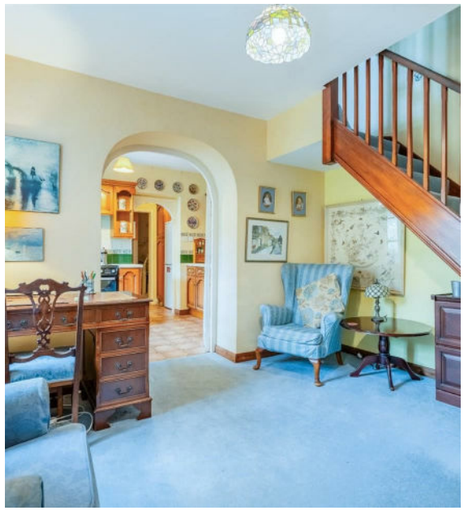
FOR SALE

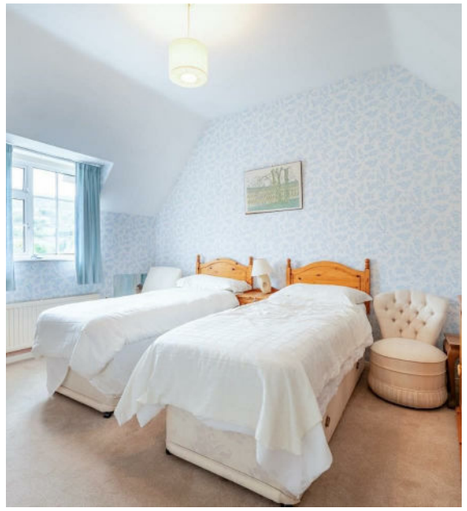
THE NORMANS, BATH
BATHAMPTON BA2 6TE

GUIDE PRICE £625,000

3 BEDROOM HOUSE

- A charming semi detached period property in need of modernisation
- Large landscaped garden, enjoying the far reaching views, out buildings, off road parking
- Set in a quiet no through road within the sought after village of Bathampton
- Two double bedrooms, home office/bedroom three, bathroom, cloakroom, solar panels
- Dual aspect living room with window seat over looking the garden, dining room, additional reception room, conservatory
- Freehold. EPC rating D. Council tax band D.





Description

2 Rose Cottage is a pretty Victorian property set in the sought after village of Bathampton within a no through road. The property is in need of some modernisation but offers much potential, with period features and solar panels. The ground floor comprises of a large entrance hall which could easily be used as an additional reception room, a living room with dual aspect and a charming window seat, a dining room leading into a conservatory over looking the garden, kitchen and a cloakroom. The upper floor has a generous principal bedroom east facing, a further double bedroom accessed via a home office/bedroom three. To the front of the property there is off road parking for at least two vehicles and side access to the large south facing garden. The garden enjoys a large lawned area with mature shurbs and plants, out buildings.

Location

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 Communications include a direct link to London Paddington, Bristol and South Wales form 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.