

FLOOR PLAN:

216 High Street, Batheaston, Bath BA1 7QZ  
 Approx. Gross Internal Area  
 Main House = 130 sq m / 1,408 sq ft  
 Garage = 24 sq m / 258 sq ft  
 Total Area = 154 sq m / 1,666 sq ft



EPC CHART:

ZEST PROPERTY SERVICES

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 London road  
 Bath  
 BA1 6pt

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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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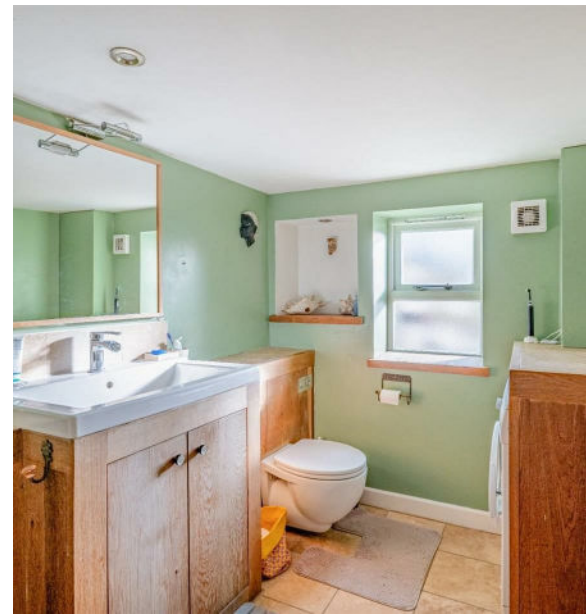
3 Bedroom House

Guide price  
 £599,000

- Fabulous Grade II listed family home in the heart of Batheaston
- Kitchen/diner, living room, snug/home office and garden room
- Large garage with power supply and free on street parking
- Three double bedrooms, family bathroom and WC
- Pretty garden with stunning south facing views and substantial greenhouse
- Freehold, Council tax band C, EPC exempt

DETAILS

A beautiful Grade II listed property with the most stunning views. Living room, kitchen/diner, snug/home office, garden room, three bedrooms, bathroom. Garden. Large garage, on street parking.



#### DESCRIPTION

A beautifully presented three-bedroom Grade II listed terraced home, ideally located in the heart of Batheaston. Retaining a number of period features, this property offers generous and versatile living accommodation, including a kitchen/diner, a light-filled garden room, and a spacious first-floor living room, boasting a wood burning stove for those chilly nights. On the ground floor is a cosy snug, ideal as a home office or additional reception space. The family bathroom is situated on the lower ground floor and features a shower over sunken bath, and an additional WC on the top floor. Three well-proportioned bedrooms

complete the internal layout.

Externally, the property enjoys a delightful, sun-soaked south facing garden featuring well-established shrubs and a number of charming seating areas, as well as stunning far reaching views. Further benefits include a large garage accessed via a rear lane, providing secure parking or useful storage/workshop space, as well as free on-street parking to the front of the property.

#### LOCATION

Batheaston is a thriving and well-connected village, renowned for its excellent primary school, active church community and strong sense of local life. A wide range of amenities are on hand, including a convenience store,

traditional public house, organic café, dental practice, veterinary surgery, Boots pharmacy and a popular fish and chip shop offering takeaway. The village enjoys excellent transport links, with regular bus services providing easy access to Bath city centre and surrounding areas, while nearby road connections to the A4, A46 and M4 make Batheaston ideal for commuters. Batheaston is also celebrated for its outstanding outdoor lifestyle, with scenic walks along the river, across the bridge to Bathampton and along the canal proving particularly popular with residents. During the summer months, the river becomes a hub of activity, with a variety of water sports enjoyed by the local community.