

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



**6 Beechen Cliff Villas, Beechen Cliff Road, Bath BA2 4QR**  
 Approx. Gross Internal Area  
 Total Area = 1,463 sq ft - 136 sq m



**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.

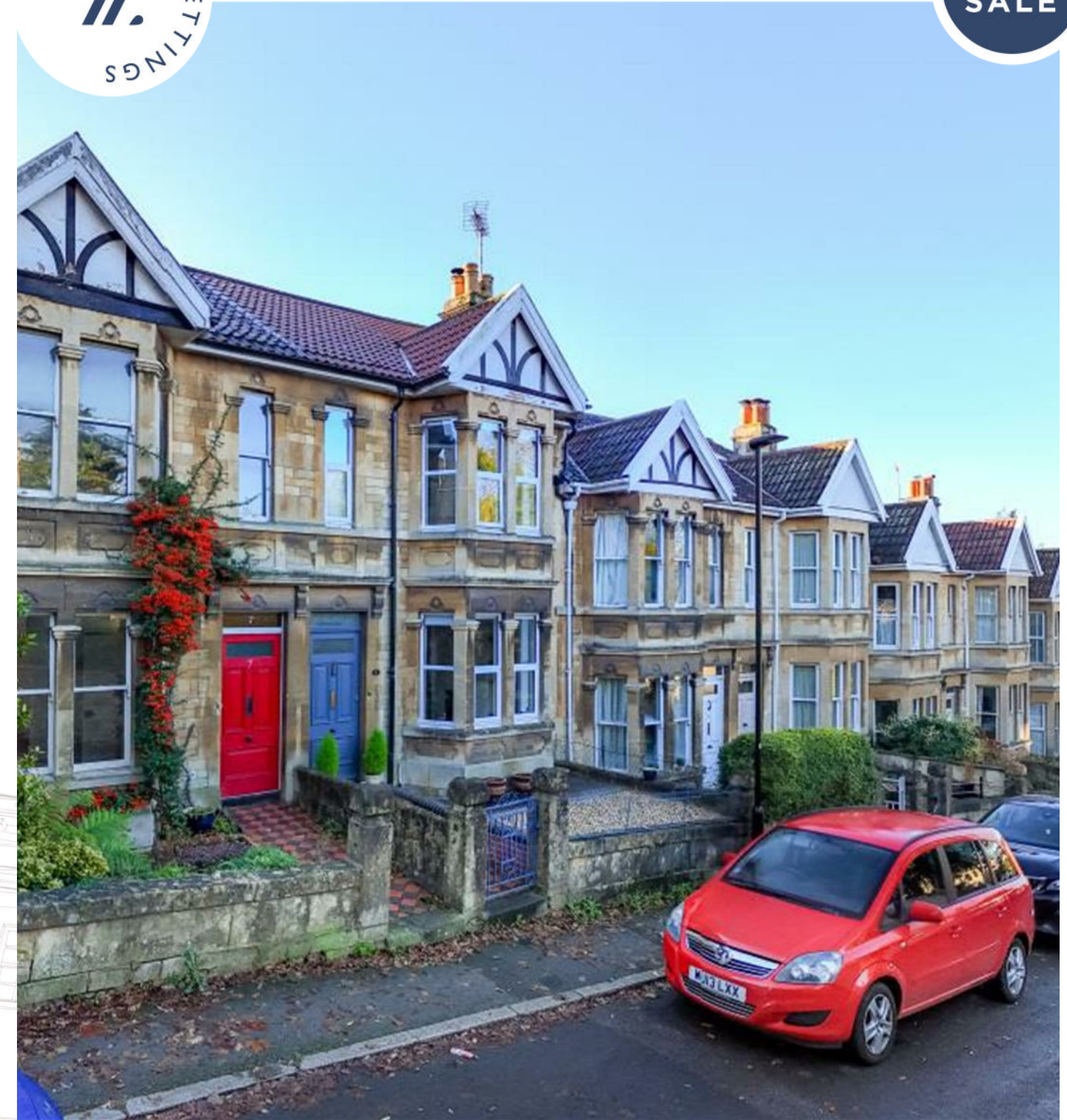
**MONEY LAUNDERING REGULATIONS -** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**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



**BEECHEN CLIFF ROAD, BATH  
 BA2 4QR**  
 3 BEDROOM HOUSE

**GUIDE PRICE  
 £710,000**

- A beautifully presented Victorian family home
- Three bedrooms, bathroom, shower room, cloakroom
- Moments away from all the local amenities within Bear Flat
- Living room, kitchen/diner, snug/home office, utility room
- Secure, south facing garden, on street permit parking
- Freehold, EPC rating D. Council tax band D



#### DESCRIPTION

A splendid period property situated in the heart of Bear Flat, one of Bath's most vibrant and sought-after neighbourhoods. This elegant mid-terrace family home offers bright, generously proportioned accommodation arranged over two floors, with the additional potential to extend into the attic (subject to the necessary planning consents). Just over ten years ago, the property underwent renovations that included a new roof, fresh plastering, updated electrical and plumbing systems, and improvements to the chimney and fireplace.

The ground floor features a charming bay-fronted living room with a log-burning stove, a versatile snug or home office with access to the lean-to, and a well-appointed kitchen-diner leading to a utility room and cloakroom.

Upstairs, the property comprises three bedrooms, a family bathroom, and a separate shower room.

Outside, you'll find a secure and level rear courtyard garden that can also accommodate off-road parking for one vehicle. Residents' on-street parking is also available.

#### LOCATION

Beechen Cliff Road is located minutes from Bear Flat which offers a range of amenities including The Bear Cafe, Da Vincis Deli, The Bear Pub, Wellsway Pharmacy, Ninos Barbers, Cooperative Supermarket, Floral Touch and the award-winning Menu Gordon Jones Restaurant. Prior Park College, Paragon Prep, King Edwards and Monkton Combe Senior Schools are all within a short distance, and Beechen Cliff and Hayesfield secondary schools are both within 0.5 and 0.7 miles.

There is a lovely, wooded walk to the City of Bath and train station and an excellent bus service. Bloomfield Green is within 0.5 miles leading to the Sustrains cycle network and the Two Tunnels. Bristol Airport is a 40-minute drive away, and M4 Junction 17 is 25 minutes' drive.