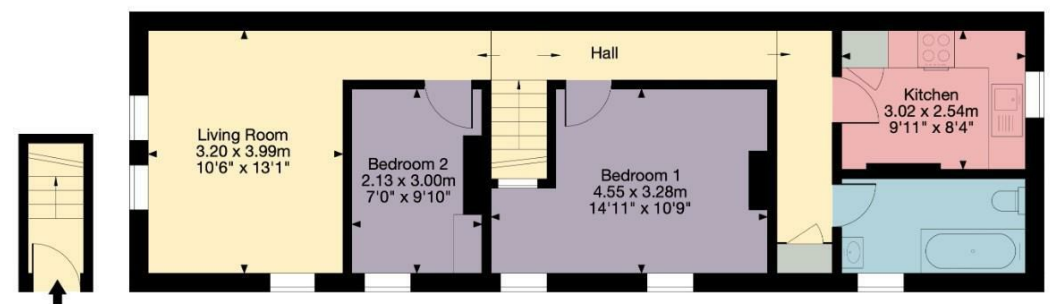


**7A Tynning Terrace, Bath BA1 6ES**  
 Approx. Gross Internal Area  
 640 sq ft / 59 sq m

FLOOR PLAN:

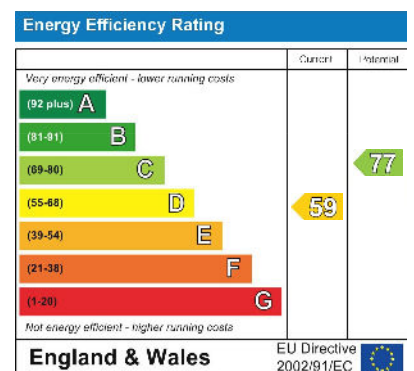


First Floor

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

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

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End  
 London road  
 Bath  
 BA1 6pt  
 T: 01225 48 10 10  
 E: happytohelp@zestlovesproperty.com

**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.



7A, Tynning Terrace, Bath, BA1 6ES

2 Bedroom Apartment

Guide price  
 £295,000

- A Beautifully Presented Two Bedroom Apartment
- Living Room With Views, Kitchen Breakfast Room & Sleek Bathroom
- Leasehold, Council Tax Band B, EPC Rating D
- Offered To The Market With No Onward Chain
- Private Entrance & Un-Restricted On Street Parking

DETAILS

An immaculately presented two bedroom apartment with stunning countryside views. Offered to the market with No Onward Chain this is a real gem not to be missed.



#### DESCRIPTION

You enter the property via a private entrance with stairs that lead you up to the accommodation. To the front you will find a well-proportioned light living room with stunning countryside views to the East over Larkhall. The kitchen breakfast room is to the rear and benefits from a range of wall and base units with built-in appliances. There are two bedrooms within the property, the principle being a good size double, whilst the second bedroom is a well-proportioned single which would also make a fantastic home office if required. The accommodation is completed by a sleek bathroom with a fully fitted suite comprising of w.c., wash hand basin and panelled bath with shower over.

#### LOCATION

This superb property is a short walk from shops and amenities in Claremont and Larkhall, while a frequent bus service operates along Camden Road. Swift access to the M4 is available without the need to cross Bath.

The city of Bath enjoys international acclaim for its Georgian architecture and Roman heritage, offering an excellent selection of cultural, leisure and business amenities, along with outstanding restaurants and shops. There are highly regarded schools nearby in both the state and private sectors. Sporting facilities in the area include Bath Racecourse, Lansdown Golf Club and Lansdown Tennis & Squash Club.

#### TENURE

Leasehold  
999 year lease, commenced 1989

