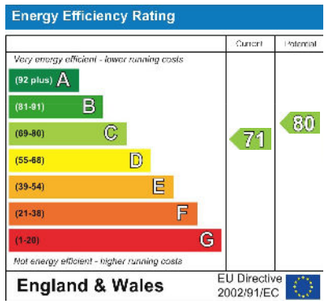
FLOOR PLAN:

Old Fosse Road, Bath, BA2

Approximate Area = 988 sq ft / 91.7 sq m
Garden Shed = 83 sq ft / 7.7 sq m
Total = 1071 sq ft / 99.4 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1452601

EPC CHART:



ZEST PROPERTY SERVICES

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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.

33, Old Fosse Road, Bath, BA2 2SP

3 Bedroom House - Terraced

Guide price £360,000

- A Mid-Terrace Well Proportioned Family Home
- Level Gardens
- Potential To Extend STPP
- Living Room, Kitchen Diner, Three Bedrooms & Family Bathroom
- New Gas Boiler & Re-Wired Throughout in 2026
- Freehold, Council Tax Band C, EPC Rating C

DETAILS

A well presented light and airy family home situated on the southern side of Bath. The property offers well balanced accommodation set over two floors along with level gardens.

DESCRIPTION
You enter the property via an enclosed porch into a spacious hallway with access up to the first floor. There is a storage cupboard to the front offering useful space. To the front of the property is the kitchen dining room. The kitchen offers a range of wall and base units with inset sink, electric oven and gas hob. The new gas boiler is also housed in the kitchen. To the rear of the ground floor you have access out to the garden via an internal hall to the left and then there is a lovely living room with sliding doors also providing access out to the rear garden.

On the first floor you will find three good sized, light bedrooms. The second bedroom also has built in wardrobes. The accommodation on this floor is completed by the sleek modern bathroom. This comprises of a paneled bath with shower over, w.c and sink unit with storage underneath.

There are enclosed, low-maintenance gardens to both the front and rear of the property. The rear garden also benefits from a garden shed.

LOCATION
Old Fosse Road is located within striking distance of the Bear Flat, Combe Down, Southdown and Odd Down on the Southern slopes of Bath. This popular location provides a host of independent and local shopping outlets and is well placed for access to the City Centre by public transport, thanks to a regular bus service. Bath enjoys international acclaim for its Georgian architecture and Roman heritage and offers a wide variety of cultural, leisure and business amenities along with excellent restaurants and shops. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington and Bristol Temple Meads.