

**8 Hampton View, Bath BA1 6JL**  
Approx. Gross Internal Area  
Main House - 819 sq ft - 76 sq m



**KEY**

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Ground Floor

First Floor

Second Floor

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
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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  
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BA1 6PT

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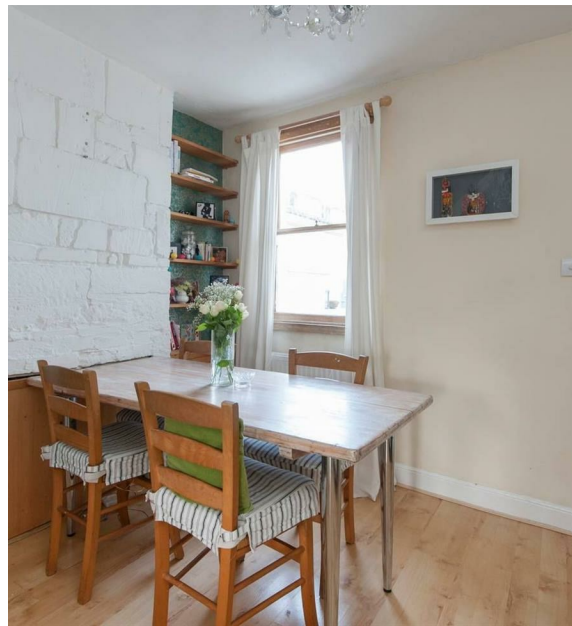
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**HAMPTON VIEW, BATH  
BA1 6JL  
3 BEDROOM HOUSE**

**OFFERS IN EXCESS OF  
£350,000**

- Pretty period property set within a no through road
- Three bedrooms, bathroom
- Free on street parking
- Living room with log burning stove, dining room, kitchen
- Courtyard garden to the front, rear garden
- Council tax band C, EPC rating D, Freehold



#### DESCRIPTION

A beautifully presented period property, open and light with a welcoming feel, enhanced by a log burning stove and period features. The accommodation comprises an entrance hall, living room, dining room, kitchen, three bedrooms, bathroom. Externally to the front there is a pretty newly paved courtyard whilst to the rear there is a stone outbuilding attached to the kitchen and a further garden area with pedestrian access.

#### LOCATION

Hampton View is a cul de sac situated in an elevated position benefiting from far reaching views, within the sought after location of Fairfield Park, east of Bath. Fairfield Park is a popular area known for its

varied community, stunning valley views and family friendly pubs. The property enjoys good bus links to the centre of Bath and easy access to the M4 without having to cross the city.

The city centre of Bath provides a full range of retail outlets together with many amenities including an excellent selection of restaurants, Bath Sports Centre, the Theatre Royal and the Thermae Spa. Complementing this is the open countryside to the east with many beautiful walks. This contrasting with the closeness of the city centre is, in our opinion, one of the major attractions to this property. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes).

