

77 Bailbrook Lane, Bath BA1 7AL  
Approx. Gross Internal Area  
809 sq ft - 75 sq m



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
 happytohelp@zestlovesproperty.com  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(91-95) <b>A</b>		(91-95) <b>A</b>	
(81-90) <b>B</b>		(81-90) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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.

**ZEST ESTATE AGENTS**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

T: 01225 48 10 10  
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



**BAILBROOK LANE, BATH  
 BA1 7AL**

**PCM  
 £1,800 PCM**

**2 BEDROOM COTTAGE**

- A beautifully presented period cottage
- Living room, dining room, kitchen
- Gardens to the front and rear, off road parking for one vehicle
- South facing panoramic views in a sought after quiet location
- Two double bedrooms, bathroom
- EPC rating D, Council tax band C





**DESCRIPTION**  
An impressive end of terrace period cottage set in the sought after area of Bailbrook Lane, south facing with the most enviable panoramic views. This charming property is bursting with period features such as feature fireplaces, exposed wooden floorboards and sash windows. The accommodation comprises a south facing living room, dining room, well equipped kitchen, entrance porch, two double bedrooms and a family bathroom. Off road parking for one vehicle.

**LOCATION**  
The property is situated between the villages of Batheaston and Larkhall, on the eastern edge of the city of Bath. The desirable village of Larkhall has a thriving community and benefits from an array of excellent shops including an award

winning butcher, a delicatessen, greengrocers; in addition to a doctors' surgery, dental practice and chemist, cafes, two public houses, a good state primary and senior school. There is a regular bus service to the city centre, and the village is well placed for commuting via Junctions 17 and 18 of the M4. Bath City Centre 2.5 miles (London Paddington from 90 minutes), Bradford on Avon 6 miles, M4 (J18) 10 miles, Bristol 18 miles (all distances and times are approximate).

