



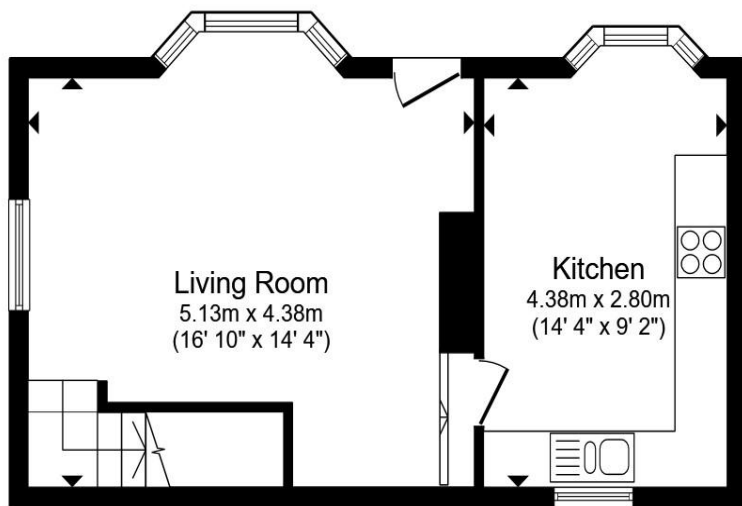
Bailbrook Lane, Bath, BA1 7AL

welcome to

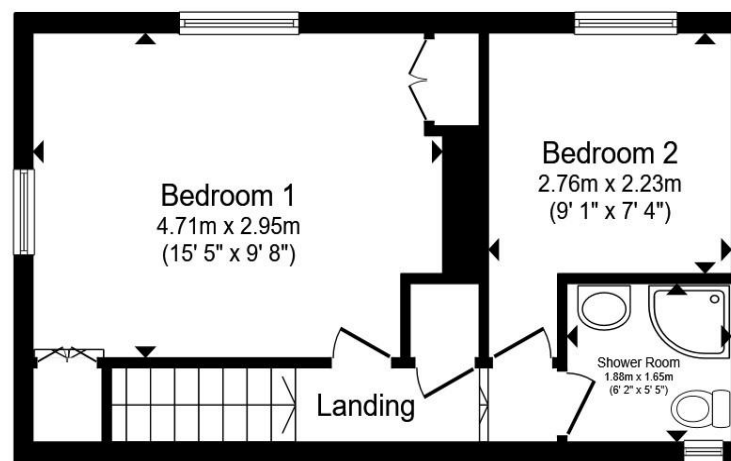
Bailbrook Lane, Bath

'Post Box Cottage' is two bedroom period style home situated within the Bailbrook area on the edge of Bath, with parking space, front courtyard and excellent views.





Ground Floor



First Floor

Total floor area 71.6 m² (770 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



The property suits someone downsizing or first time purchaser willing to do some light renovation, you enter the main door into a cosy living room space with electric fireplace, kitchen to the side of this room with room for dining both with bay windows to the front, stairs from this main room take you up to the first floor offering two bedrooms and shower room.

Outside opposite the property is a allocated parking space, you are right on the edge of the countryside to access walks and head out to well known areas such as Solsbury Hill and the popular villages of Batheaston or Larkhall, with all the local amenities they offer such as - Butchers, Cafe's, Pharmacy, Convenience stores, Post office, Public Houses, independent shops, Theatre and much more!

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Bailbrook Lane, Bath

- Two double bedrooms
- Spectacular views from its elevated positioning
- Quaint courtyard to front
- Off-street parking space
- Cottage style home

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105788



Property Ref:
LAR105788 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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