



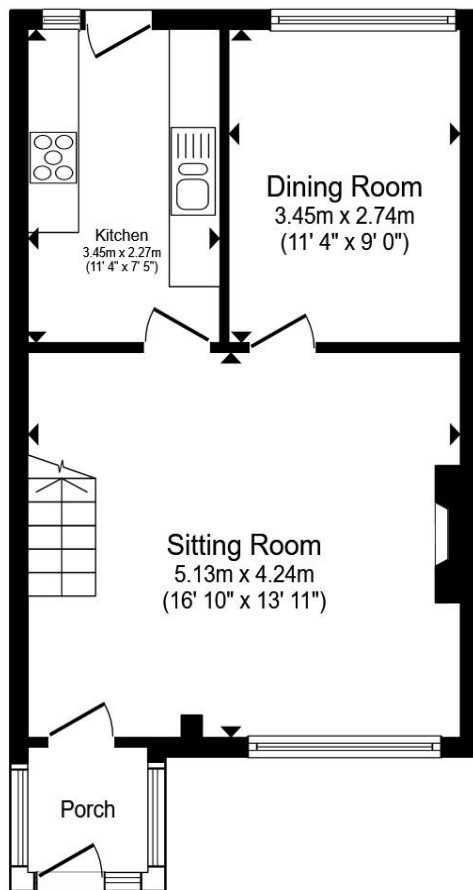
Ringswell Gardens, Bath, BA1 6BP

welcome to

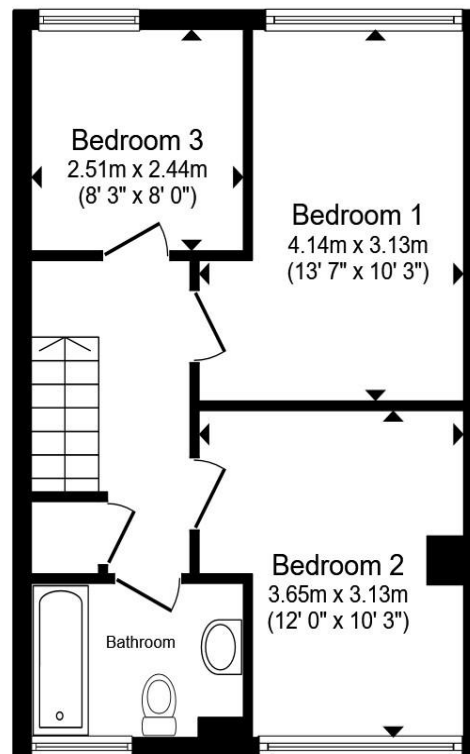
Ringswell Gardens, Bath

Allen & Harris bring to market chain free this stylish and well designed three bedroom terraced home, benefiting from the property being recently renovated, in a well known location being a stone's throw from Larkhall village and easy level walk to the city centre via the canal path or London Road.





Ground Floor



First Floor

Total floor area 79.6 m² (857 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 home has well spaced accommodation over the 81 sqm/871 sq ft floorplan whilst also being very nicely decorated throughout. Overlooking Kensington Meadows you have an enclosed front garden leading to your front door and porch then once inside the ground floor level you have the living room which has a cosy feel to it including the woodburner adding extra warmth when needed, and from here you have the dining room space then the separate kitchen with modern appliances throughout including gas hobs and oven, with door out to the sunny rear garden which is laid to lawn and patio making it perfect for alfresco dining, whilst also housing a summer house to the end. The first floor provides three bedrooms, two doubles and one single ideal for an office/study, and main bathroom with bath over shower. The garage en bloc is accessed over the road from the house.

The canal towpath is accessed from the Kensington Meadows, whilst also being a short walk into town or into Larkhall village which allows access to many various amenities including well known cafes and eateries, and others including, butchers, bookshop, pharmacy and convenience stores Co-op and Premier (with post office inside) to name a few, you also have regular bus service around the area.

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

Ringswell Gardens, Bath

- Beautifully presented family home
- Three bedroom terraced property
- Accommodation altered wonderfully by current owners
- Kensington Meadows & canal walk into town very close by
- Garage separate in block

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 10.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105810



Property Ref:
LAR105810 - 0003

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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