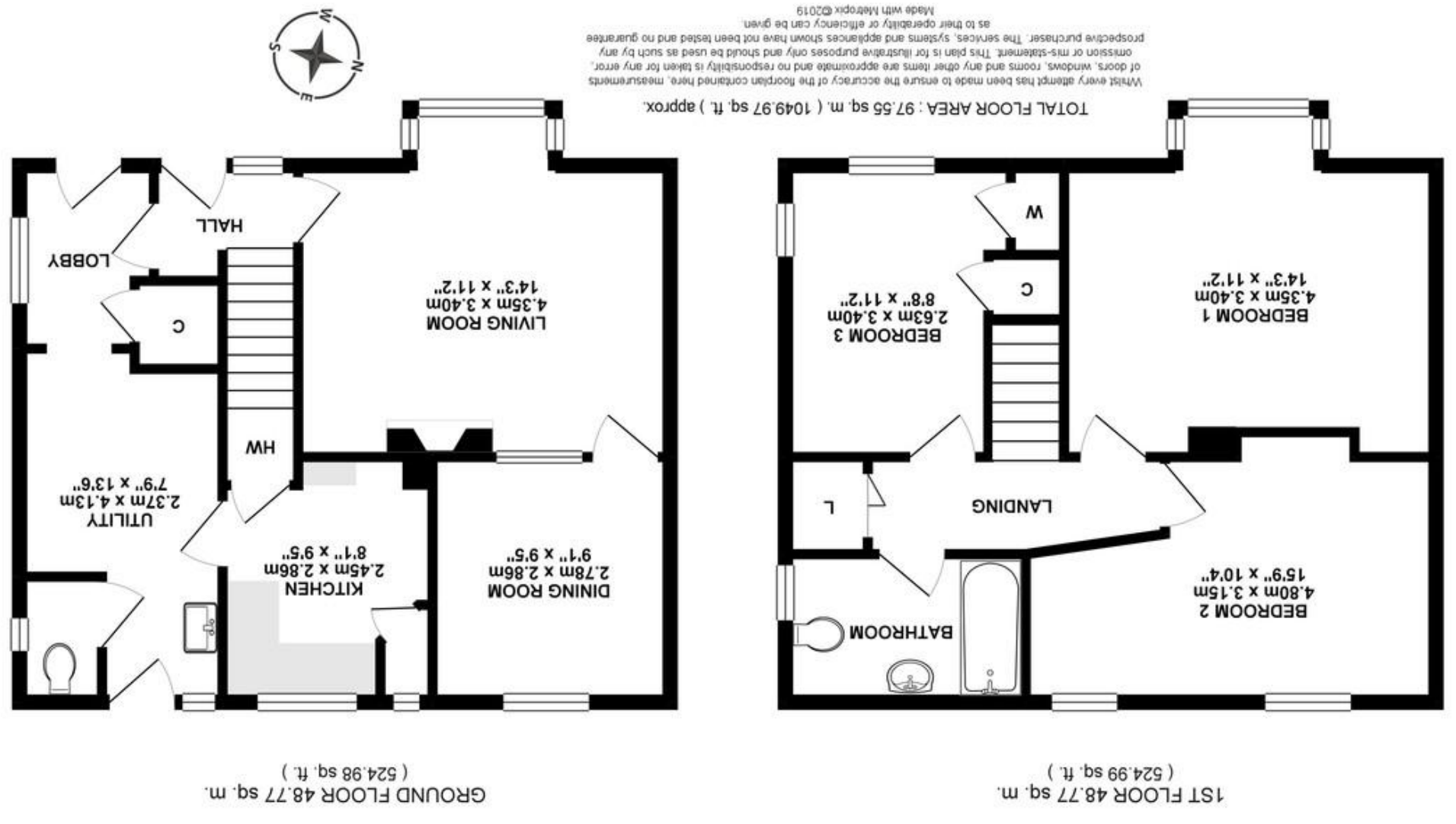


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements as to their operability or efficiency can be given.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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35 Elmhurst Estate, Batheaston, Bath, Somerset, BA1 7NU



# 35 Elmhurst Estate, Batheaston, Bath, Somerset, BA1 7NU

OIEO £300,000

## Situation and Description

Available with NO ONWARD CHAIN, and offering wonderful development potential, this 3 bed end terraced home enjoys wonderful views towards Bath, and sits in a plot of approx. 0.2 acres.

The property offers spacious & flexible accommodation, which is in need of some updating. Externally there are extensive gardens which provide various possibilities in terms of extending the existing property, or potentially creating new dwellings, subject to planning permissions etc.

Situated close to the east of Bath and within easy reach of the M4, the popular village of Batheaston lies at the head of the scenic Bybrook, Limpley Stoke, River Avon and St. Catherine's Valleys, providing a frequent bus service to Bath City Centre.

Offering a number of local amenities including a convenience store, post office, chemists, veterinary surgery, doctor's surgery and a popular primary school, the stunning surrounding countryside includes Solsbury Hill, Bathampton Meadows and the Kennet and the Avon Canal which provide a beautiful setting for scenic walks and cycling.

The nearby World Heritage City of Bath offers a further wide range of cultural, leisure, sporting and shopping facilities including The Theatre Royal, Bath Recreational Ground and Bath Abbey, whilst also providing a fine selection of restaurants and shops. For the commuter, Bath Spa Station offers services to London Paddington (approximately 90 minutes) and access to the South West Rail Network, whilst from Junction 18 at Tormarton, the M4 can be accessed some 10 miles North of the City.



## Directions

From our office in Corsham follow the signs to Bath. At the Batheaston bypass take the third exit following the signs to Batheaston. At the next roundabout bear right into the Elmhurst Estate and follow this road to the top of the hill. Turn right at the top and the property can be found in the back left corner.