



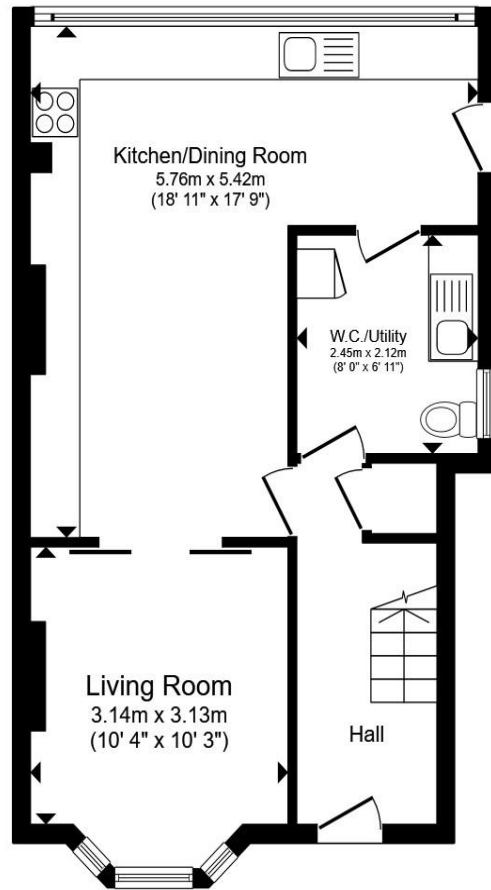
**Hill View Road, Bath, BA1 6NX**

**welcome to**

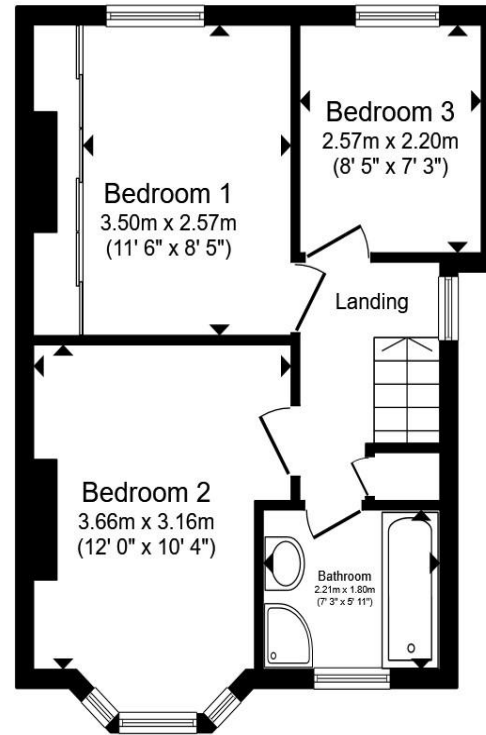
**Hill View Road, Bath**

Are you looking for a home with stunning views? Look no further. This exceptional semi-detached property in Larkhall is offered chain free. Early viewing is highly recommended.





**Ground Floor**



**First Floor**

Total floor area 85.2 m<sup>2</sup> (917 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](http://www.propertybox.io)



Allen & Harris Larkhall are extremely excited to bring to market this beautifully presented, chain-free semi-detached family home in the heart of Larkhall Village. Boasting far-reaching views from the kitchen and rear rooms, this property offers both charm and practicality in a sought-after location. Homes like this rarely stay available for long, so our advice is to book your viewing slot today to avoid missing out.

Offering a wealth of benefits to include its fantastic location in Larkhall village, it's getting rare that these types of homes are coming for sale, due to the location being so desirable. Having family friendly accommodation with a lovely entrance hall, living room, a spectacular open view from the kitchen/dining room (see photos), and a utility/downstairs cloakroom. To the first floor there are three bedrooms and a fitted bathroom suite. To the outside there are front and in particular lovely size rear gardens (see pictures), which benefits from a garden office with electricity and is approx. 5m x 4m and can be comfortably used as an office, craft room, a gym or a home cinema. All in all a super home looking for its next owner.

welcome to

## Hill View Road, Bath

- A Home With A Fantastic View In Larkhall Village
- Exceptionally Well Presented Semi Detached Family Home
- Good Size Rear Garden With Garden Office & A Great View
- Living Room, Fitted Kitchen/Dining Room
- Utility/Downstairs Cloakroom

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105343](https://allenandharris.co.uk/Property/LAR105343)



Property Ref:  
LAR105343 - 0006

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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