



**NASH
& CO**

Holcombe Close
Bathampton | Bath



Accommodation

An attractive 3-bedroom, semi-detached, property located in the ever-popular village of Bathampton. A welcoming entrance hall, with beautiful wooden flooring, leads to the lovely light family/entertaining space which comprises bay-fronted living room with double doors to the dining room. Patio doors then open to the substantial patio and rear garden. The kitchen/breakfast room is well proportioned and comprises wall and base units with integrated dishwasher, hob and oven. The rear lobby area leads to the backdoor and provides integral access to the garage (with its excellent additional storage space). There is a ground floor WC for convenience. Upstairs are 2 generous double bedrooms with built-in wardrobes (one with a bay window) and a comfortable single bedroom. The modern family bathroom suite provides separate bath and shower. Externally the property benefits from a low maintenance front garden, off-street driveway parking, gated side access, landscaped rear garden and mature shrubs. The property has undergone extensive modernisation and is ready to move straight in to. Offered for sale with no onward chain.

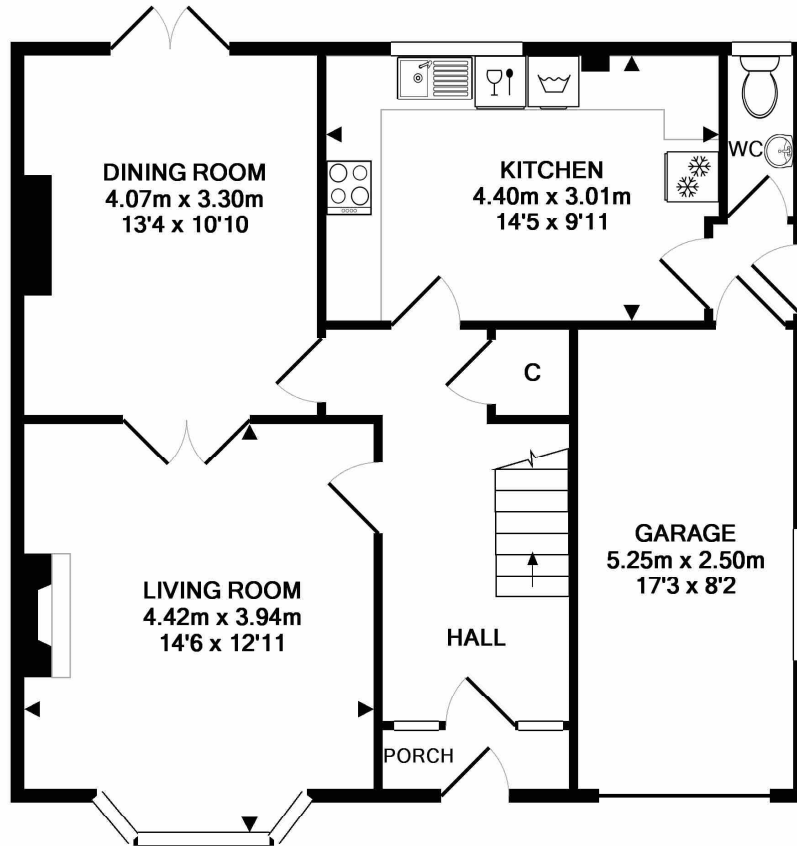
Location

Holcombe Close is just to the south-east of Bath city in the heart of sought-after Bathampton. The property is within easy walking distance of many local facilities, including: the highly regarded village primary school, Kennet and Avon Canal tow path, village shops, and two local pubs: the popular George Inn and picturesque Bathampton Mill. The village has proximity to the A46 providing good access to the M4 (J18). The A36 is also easily accessible and provides travel links towards Salisbury. Bath Spa station is under 10 minutes drive away (London Paddington 90 minutes). There are several excellent private and state schools close by including Ralph Allen, King Edwards, Beechen Cliff and Bathwick St. Mary's Primary. Bathampton Primary School, rated "Outstanding" by Ofsted, is less than 10 minutes walk away.

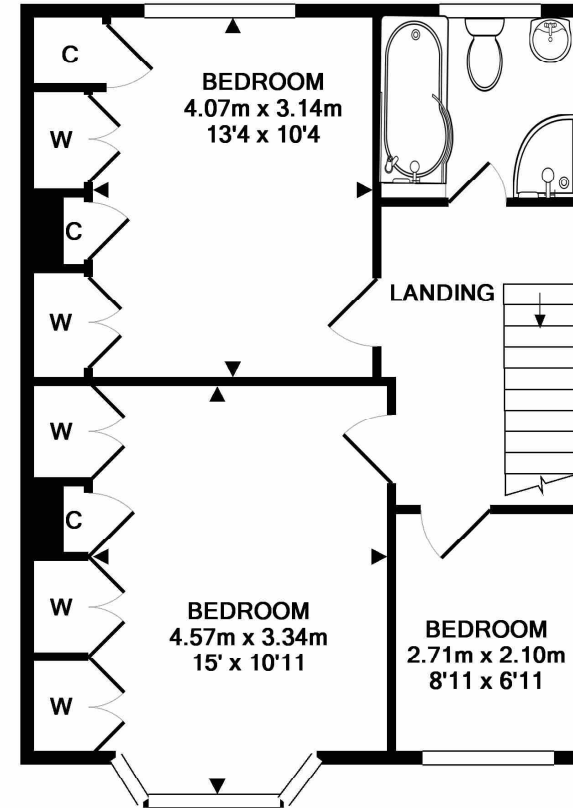


- 3 bedroom semi-detached property
- Modern kitchen/breakfast room
- Bay fronted master bedroom
- Sought-after village location

- Bay fronted living room with fireplace
- Dining room with fireplace and patio doors to rear garden
- Undergone extensive modernisation
- No onward chain



GROUND FLOOR
APPROX. FLOOR
AREA 70.6 SQ.M.
(760 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 50.2 SQ.M.
(541 SQ.FT.)

TOTAL APPROX. FLOOR AREA 120.9 SQ.M. (1301 SQ.FT.)

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
	69	64	77
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at Stoke Hill House, 10 Warminster Road, Limpley Stoke, Bath BA2 7GL.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.