



Warminster Road
Bathampton | Bath





53 WARMINSTER ROAD, BATHAMPTON, BATH, BA2 6RX
PRICE £650,000



Summary

A beautifully presented family home situated a short distance from Bath city centre. This 1920's detached property has been extended to provide excellent modern accommodation, the property includes: modern open plan kitchen/diner with integrated appliances; spacious sitting room with log burner and patio doors to the sunny back garden; fantastic family bathroom; 3 bedrooms (2 doubles and a large single); south facing gardens - with beautiful panoramic views over Bath to the front and gorgeous countryside to the rear; large utility room; ground floor WC; larder; spacious first floor landing; ample driveway parking and detached double garage.

Location

53 Warminster Road is situated in the popular village of Bathampton, a short distance (1.5 miles on foot) to the south east of Bath's city centre. Bathampton Primary School is roughly 10 minutes walk away. The Kennet and Avon Canal towpath and two pubs: the famous George Inn and the picturesque Bathampton Mill are close by. The M4 is accessible at Junction 18 which gives access to London, Bristol and the South West. Likewise, Bath Spa Railway station (within easy cycling distance) offers a main line into London Paddington and Bristol Temple Meads. The A36 provides a travel link in a south-easterly direction towards Warminster and Salisbury. Good range of local shops on Bathwick Street or Bathwick Hill are both a short drive



- Detached 1920's property
- 3 bedrooms
- Open-plan kitchen diner
- Double garage and driveway parking
- Beautiful panoramic views over Bath

- Large modern family bathroom
- Mature sunny gardens
- Great access to the surrounding countryside
- Close to excellent local schools
- Easy access to local amenities

nashandcobath.co.uk

enquiries@nashandcobath.co.uk



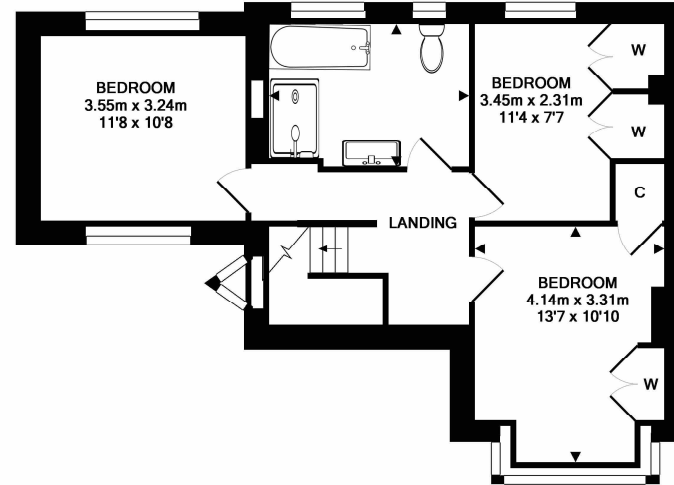
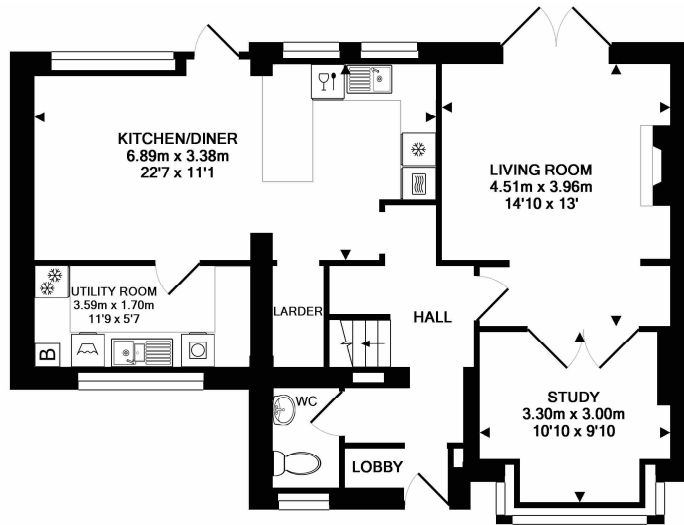


2 Princes Buildings, George Street, Bath BA1 2ED

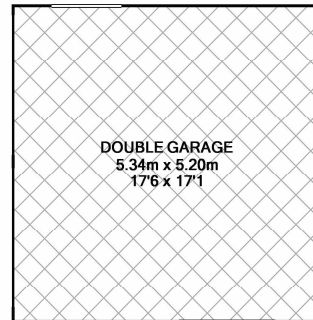
01225 444 800

enquiries@nashandcobath.co.uk

nashandcobath.co.uk

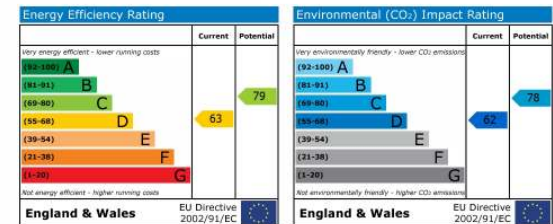


1ST FLOOR
APPROX. FLOOR
AREA 57.5 SQ.M.
(619 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 72.2 SQ.M.
(777 SQ.FT.)

TOTAL APPROX. FLOOR AREA 129.7 SQ.M. (1396 SQ.FT.)



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.