



18 Warminster Road, Bathampton, Bath BA2 6SA

**For Sale** - £485,000





An extended semi-detached 1930's bungalow on the edge of the village with views of Solsbury Hill. Typically good size garden for this age of property and with plenty of parking space on a long driveway in front of the garage.





### Property Features

Gas central heating | Double glazed windows | Garage | Long driveway | Bathroom with shower cubicle

### Bathampton

Bathampton is about 2 miles (3 km) east of Bath on the south bank of the River Avon. The Kennet and Avon Canal passes through the village and a toll bridge links Bathampton to Batheaston. It's a thriving village with an annual Flower Show, Primary School, two churches (Methodist and CofE), two gastro-pubs, Spar shop, café, dentist and doctors' surgery.

### Size

90 sq. m. (976 sq. ft.) approx.

### Tenure

Freehold

### Council Tax

Band D



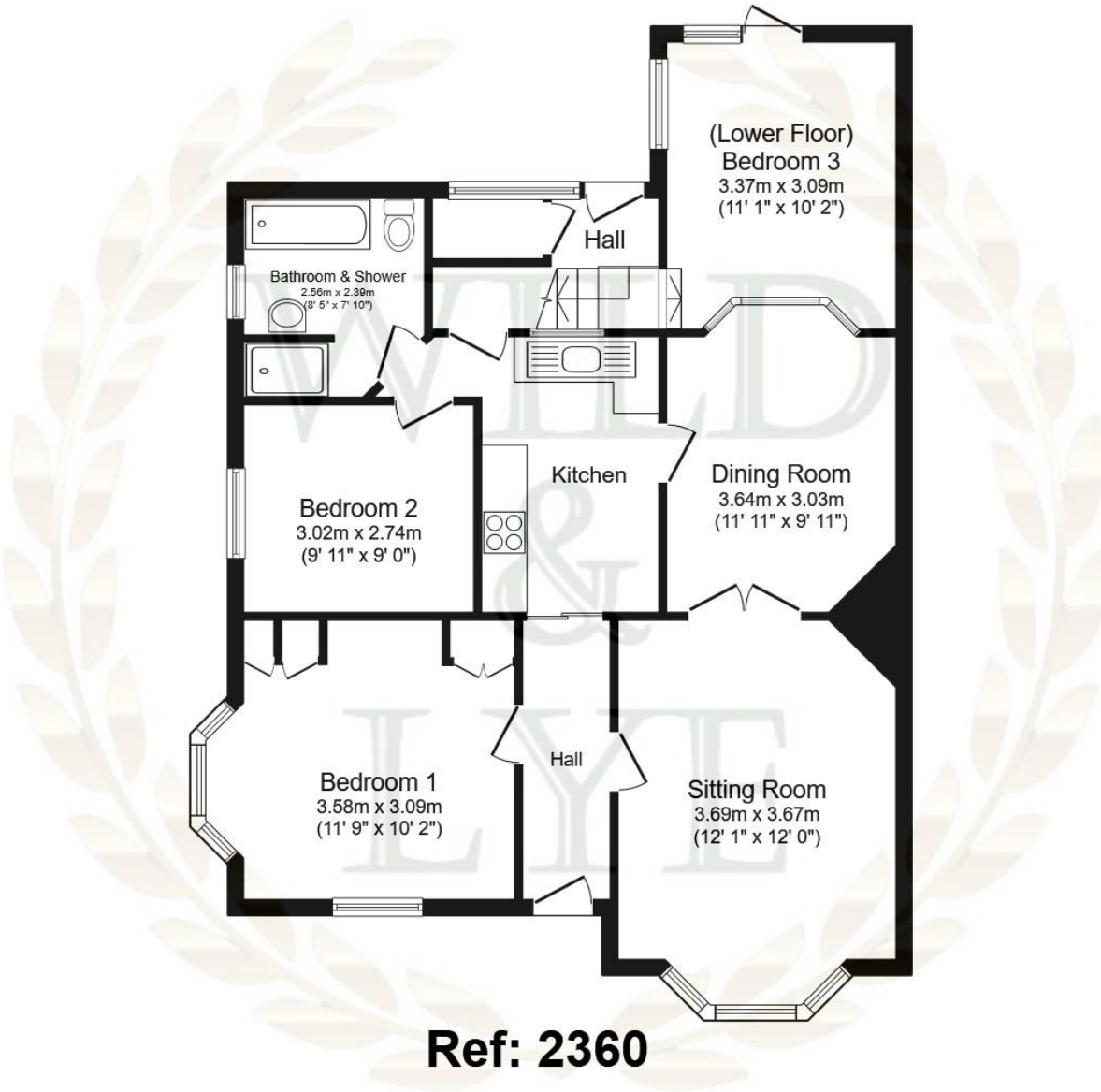
**Arrange a viewing**

**01225 443322**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



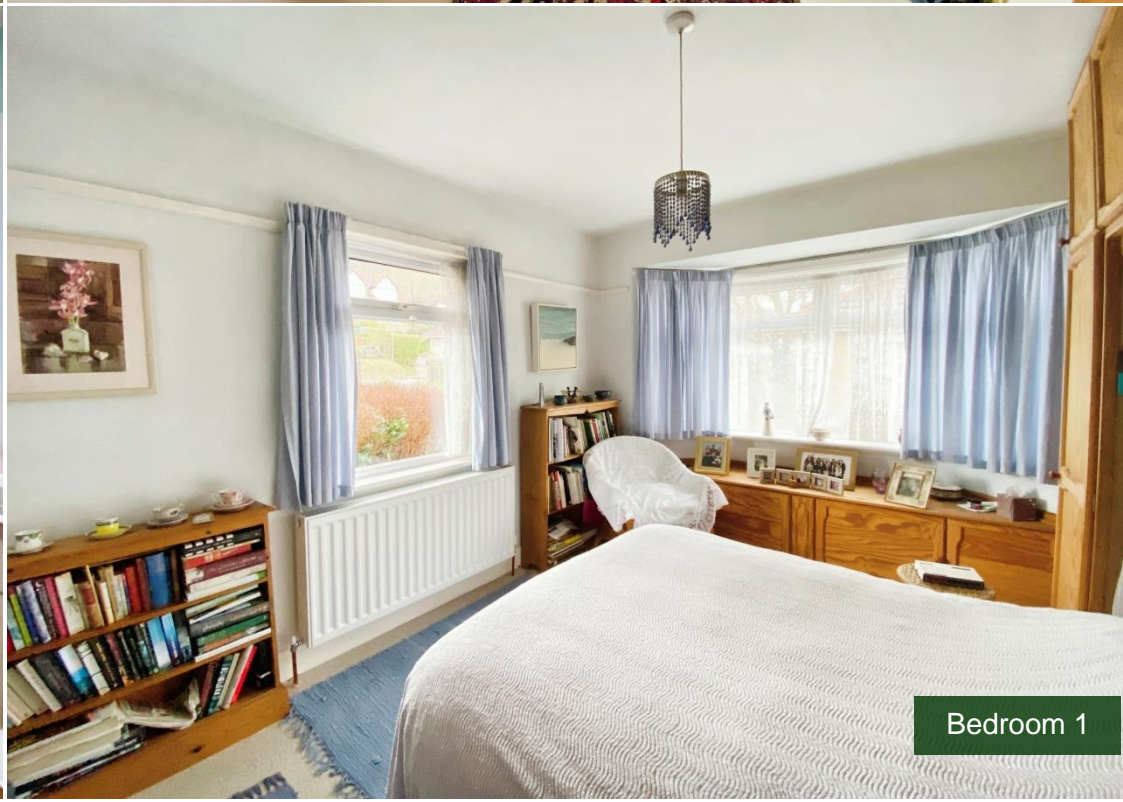




Sitting Room



Dining Room



Bedroom 1





Bedroom 2



Bedroom 3



Rear view



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