



**For Sale** £495,000



**Holcombe Close, Bathampton, Bath BA2 6UR**

**Extended and loft-converted semi-detached bungalow in a quiet cul-de-sac.**

3 Beds | 2 Receptions | Gas CH | Double glazed | Garage | View of Solsbury Hill

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### Video tour

<https://youtu.be/rEp2TQ8ulEE>

### Location

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.

### Tenure

Freehold

### Council Tax

Band D

Awaiting EPC

### Arrange a viewing

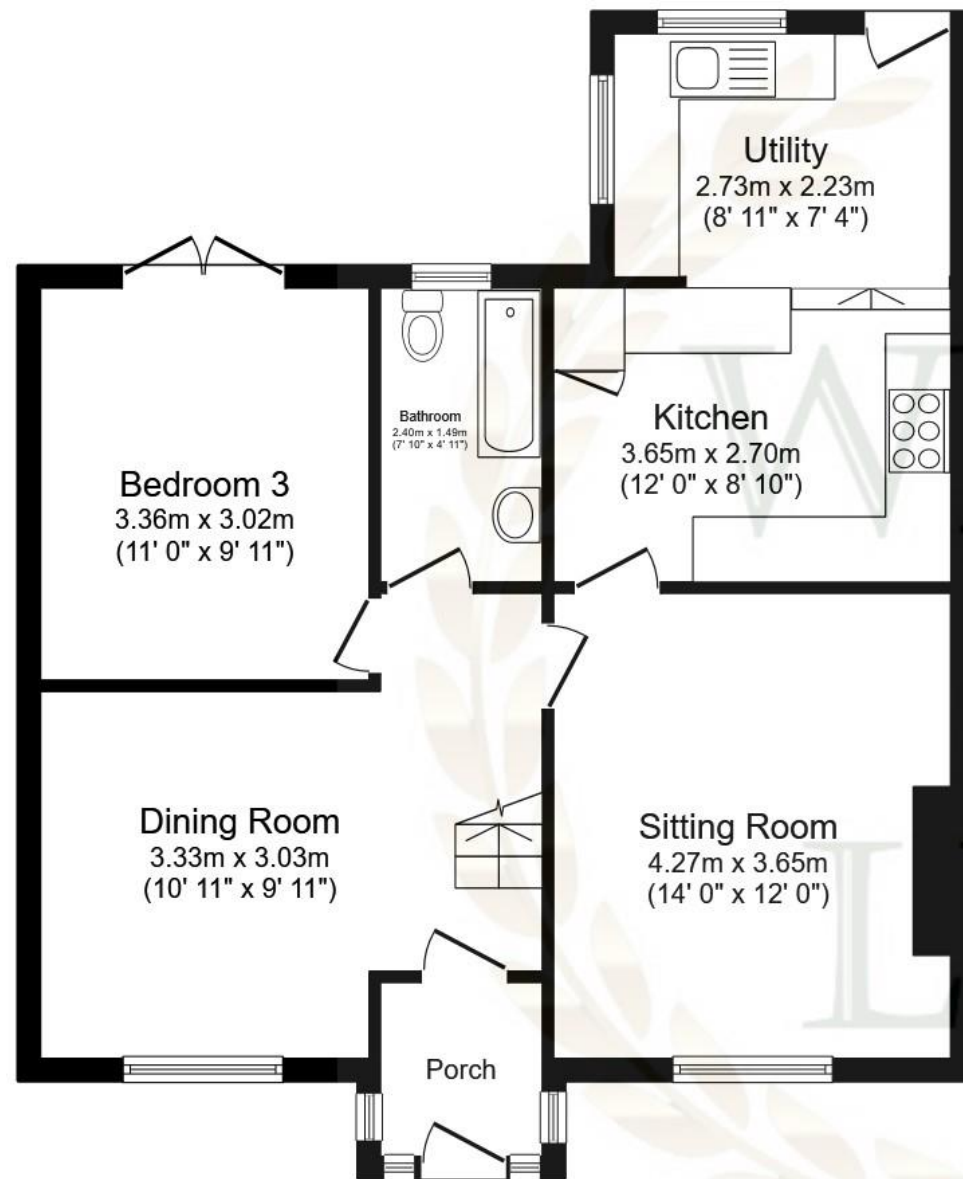
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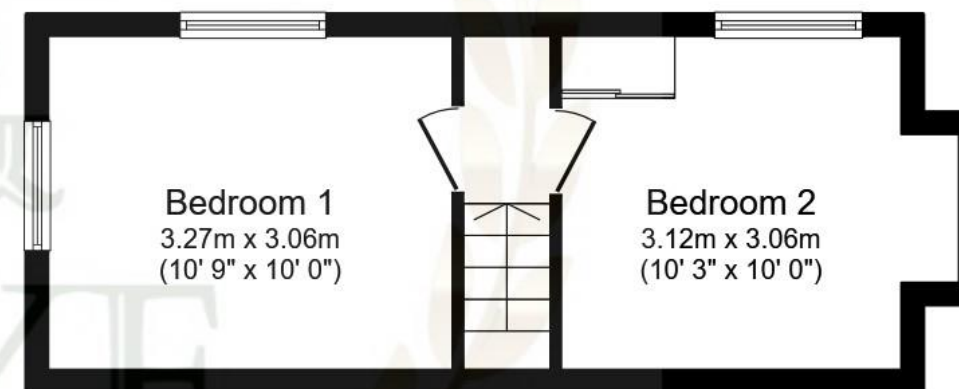




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**Ground Floor**  
Floor area 67.7 m<sup>2</sup> (728 sq.ft.)



**First Floor**  
Floor area 24.7 m<sup>2</sup> (266 sq.ft.)

**TOTAL: 92.3 m<sup>2</sup> (994 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)







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