



**For Sale** £585,000

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

**Tastefully renovated semi-detached chalet bungalow with great views.**

**3 Beds | Gas CH | Double glazed | Undercroft workshop/store | Driveway | Garage**

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### **Additional information**

The front garden is mainly level lawn and the rear garden gently slopes down to a private seating area. With two bedrooms upstairs, and third on the ground floor, this is a property that will appeal to a wide age range. The spacious open-plan Living room and Kitchen is a very welcoming space and there is a separate Sitting Room with a log-burning stove for cosy nights in.

### **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

### **Arrange a viewing**

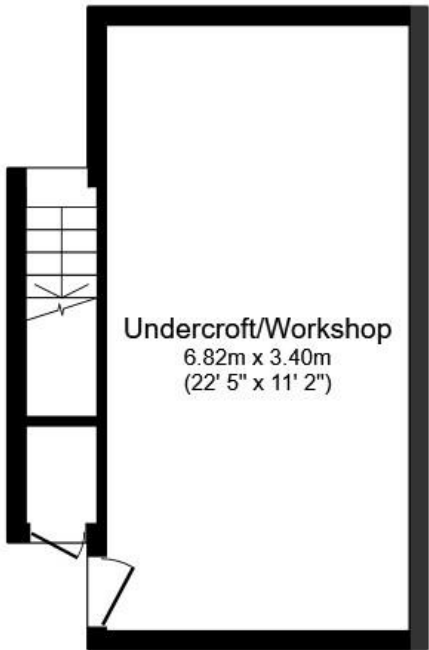
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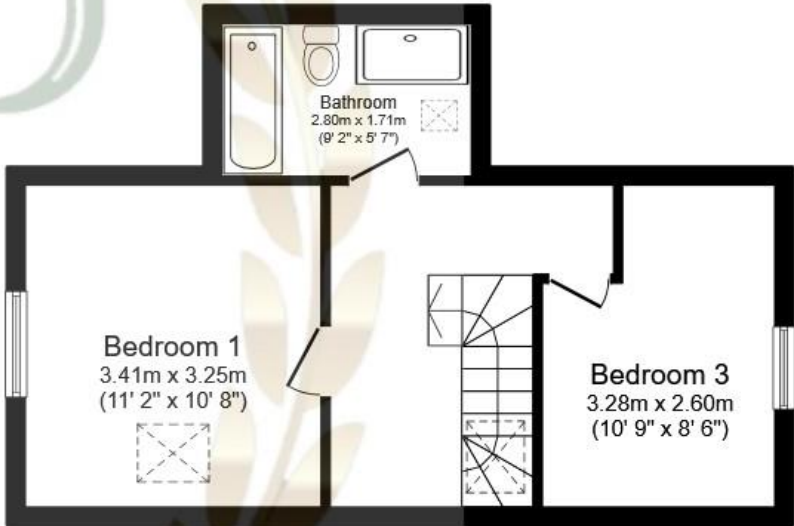
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		



**Lower Ground Floor**  
Floor area 26.5 sq.m.  
(285 sq.ft.)



**Ground Floor**  
Floor area 57.1 sq.m. (615 sq.ft.)



**First Floor**  
Floor area 35.4 sq.m. (381 sq.ft.)

**TOTAL: 119.0 sq.m. (1,281 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)





Kitchen/Living Room



Sitting Room



Bedroom 1



Bedroom 2





Bedroom 3



**FREE**  
FURNITURE  
REMOVAL

A photograph of a man and a woman walking out of a house, carrying cardboard boxes. The man is wearing a light blue shirt and dark trousers, and the woman is wearing a green top and blue jeans. They are both smiling and looking at each other. The house has a grey door and a white wall.

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