



For Sale £635,000



Warminster Road, Bathampton, Bath BA2 6RU

Detached single storey residence on a good plot with leafy surrounds.

4 Beds | Gas CH | Extended to the rear | Detached Double Garage & Studio

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Modern Bathroom with shower over the bath

A home with further potential

There are some very individual properties along this stretch of the Warminster Road of varying sizes and prices. With gardens backing onto National Trust woodland, the location feels semi-rural and the introduction of the Clean Air Zone has substantially reduced the number of large commercial vehicles on the A36. This is where the smart money is buying. Still relatively good value, but might not be for long.

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 on the north bank of the canal. It's a thriving village with an annual Flower Show, Primary School, two churches (Methodist and CofE), two pubs, Spar shop, café, dentist and doctors' surgery.

Tenure

Freehold

Council Tax

Band F

Arrange a viewing

01225 443322

www.wildandlye.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Floor area 111.7 sq.m. (1,202 sq.ft.)

Total floor area: 111.7 sq.m. (1,202 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



Living Room



Bedroom 2



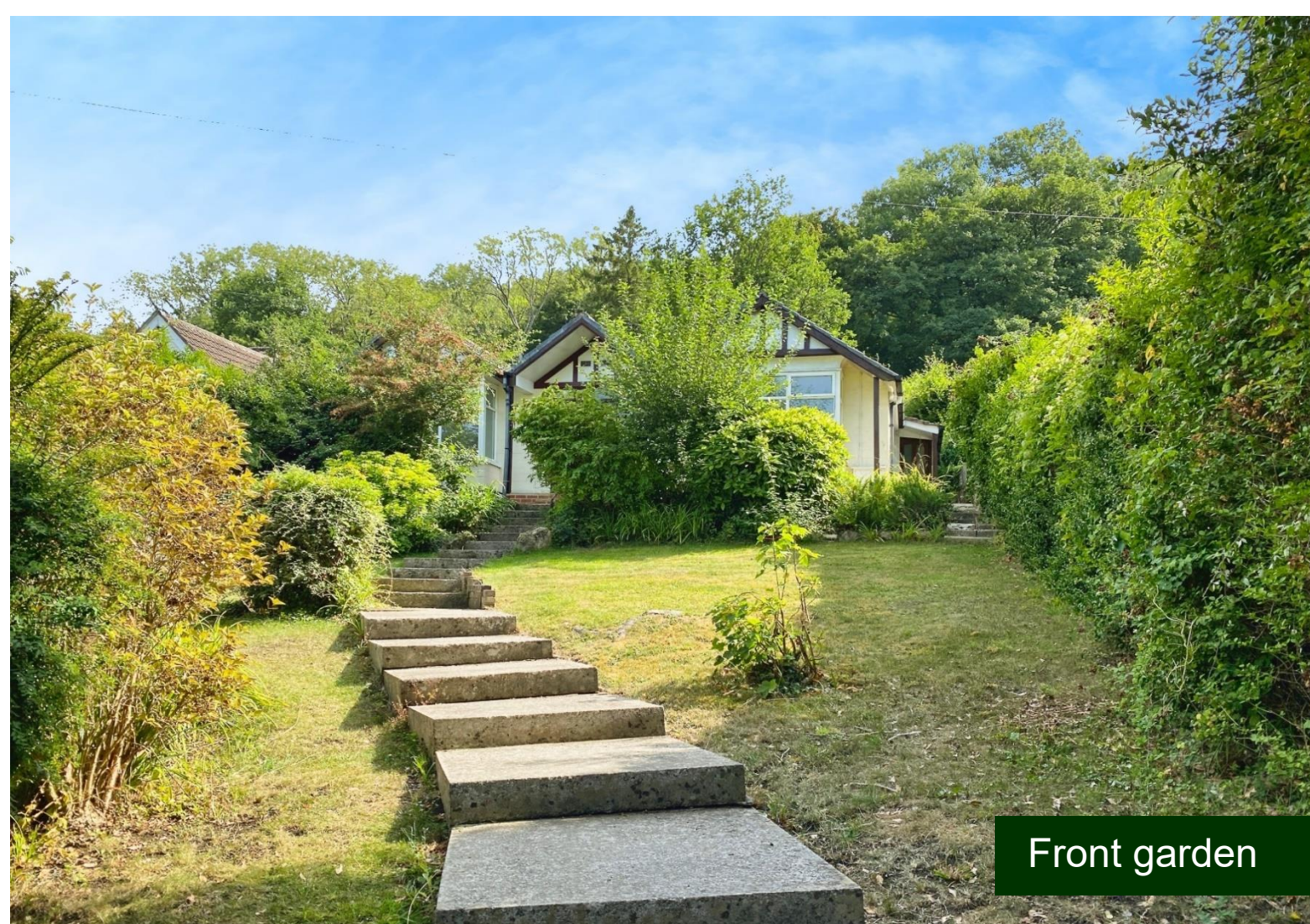
Bedroom 1



Bedroom 3



Bedroom 4



Front garden



Rear garden

An advertisement for Wild & Lye estate agency. The background is a dark, textured wood. On the right side, there are several purple flowers with yellow centers. The text is centered and reads: "WILD & LYE" in a circular logo, followed by "The Bath estate agency offering free furniture removal with every sale. See website for details." and the website address "www.wildandlye.com" in a yellow font.