



For Sale £725,000



Hantone Hill, Bathampton, Bath BA2 6XD

Calmly situated detached house in this increasingly up-market location.

3/4 Bedrooms | Gas CH | Double glazed | Gently sloping gardens | Garage

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Entrance Hall & Galleried Landing

Village lifestyle with a Bath address

Hantone Hill was built in the late 1960's and early 1970's when people expected new homes to have a decent garden and a bit of space around them.

Number 30 is one of the 'chalet' designs with an attractive random natural stone front elevation, steep pitched roof, spacious entrance hall and galleried landing. The accommodation is flexible and allows for a ground floor study or fourth bedroom. Not too big and not too small – the type of house that will suit different ages of buyers.

Location

Bathampton is about 2 miles (3 km) east of Bath city centre 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

We are advised that the property is Freehold

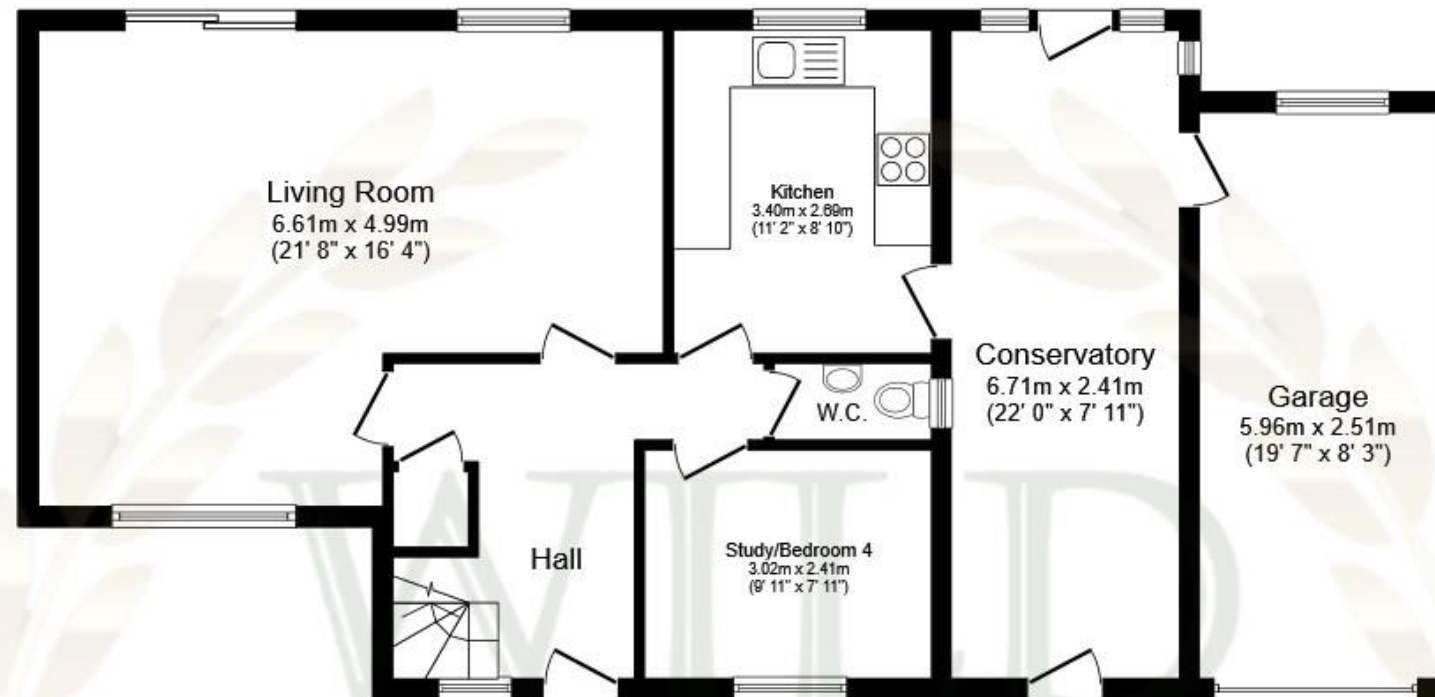
Council Tax

Band F

Arrange a viewing

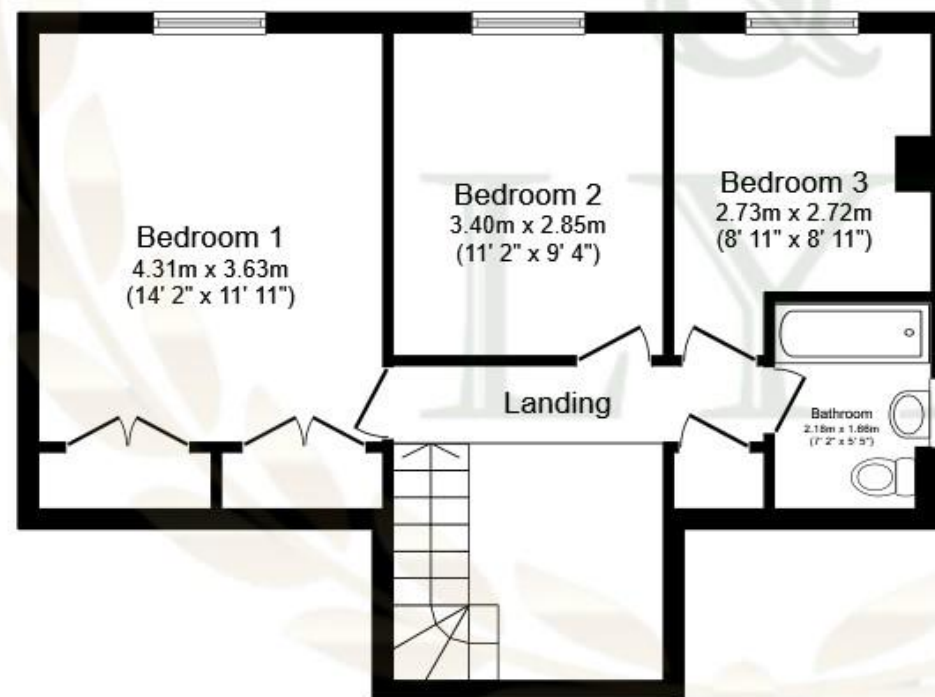
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Ground Floor

Floor area 91.3 sq.m. (983 sq.ft.)



First Floor

Floor area 52.2 sq.m. (562 sq.ft.)

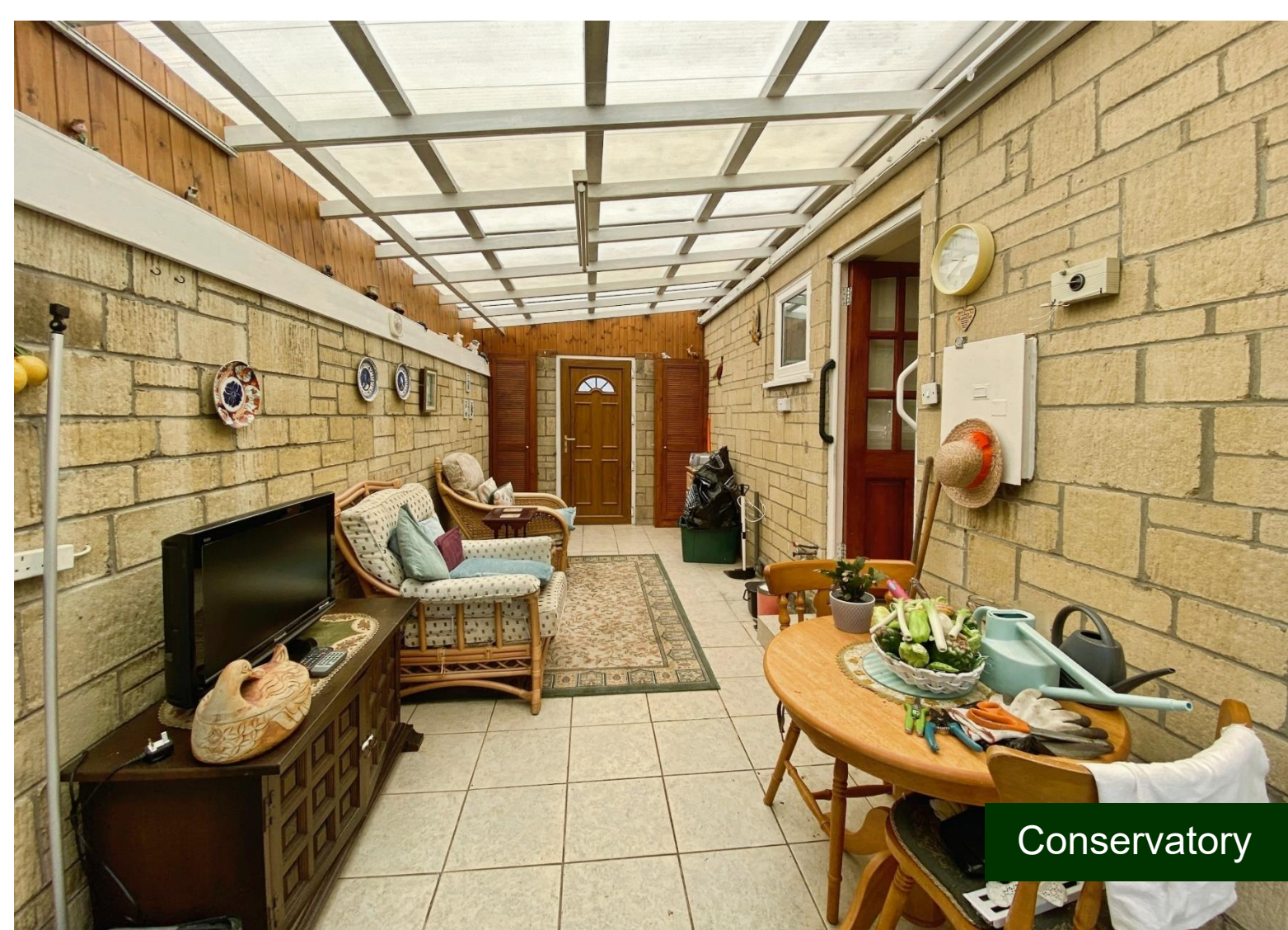
Total floor area: 143.6 sq.m. (1,545 sq.ft.)

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

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Living Room



Conservatory



Ground Floor Study/Bedroom



Bedroom 1



Bathroom 2



Bedroom 3



Bathroom



Rear



The Bath estate agency
offering free furniture
removal with every sale.

See website for details.

www.wildandlye.com

