



**79 Warminster Road, Bathampton, Bath, BA2 6RU**

**Guide Price £330,000**

Hollis Morgan – A Freehold DETACHED PROPERTY ( 1452 Sq Ft ) occupying an ELEVATED 0.3 ACRE PLOT with stunning VIEWS and backing onto WOODLAND | CASH BUYERS ONLY



# 79 Warminster Road, Bathampton, Bath, BA2 6RU

## THE PROPERTY

ADDRESS | 79 Warminster Road, Bathampton, Bath BA2 6RU

A Freehold detached property with accommodation comprising 1452 Sq Ft occupying an elevated south facing 0.3 acre plot which backs onto woodland leading up to Bath golf course and the Bath Skyline Walk, fine views to the front aspect plus garage at road level.

Sold with vacant possession.

Tenure - Freehold

Council Tax - F

EPC - TBC

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

HOUSE | UPDATING

The existing property has spacious accommodation ( 1452 Sq Ft ) with stunning views and scope for further extension and updating to create a stunning family home with large garden.

## NEW BUILD DWELLING

There is potential to demolish the existing dwelling and erect a detached new build family home in this most sought after of locations.

We understand no planning of this nature has been previously sought.

Interested parties to make their own investigations

## GDV | RESALE VALUES

Please contact Joint Agents Tynings of Bath for advice on the potential resale values of both options.

## CASH BUYERS ONLY | SUBSIDENCE

We understand the property has previously suffered subsidence to the front elevation which may / will effect your ability to obtain a mortgage until the issues are resolved.

We are informed no works have taken place to fix the issue.

Hollis Morgan hold an extensive file regarding the subsidence history which can be inspected at auction HQ by appointment.

## REDUCED PRICE | WAS £400K

The property was previously listed with respected local agents at £400,000 and is offered with a reduced guide price for sale by auction,

## LOCATION

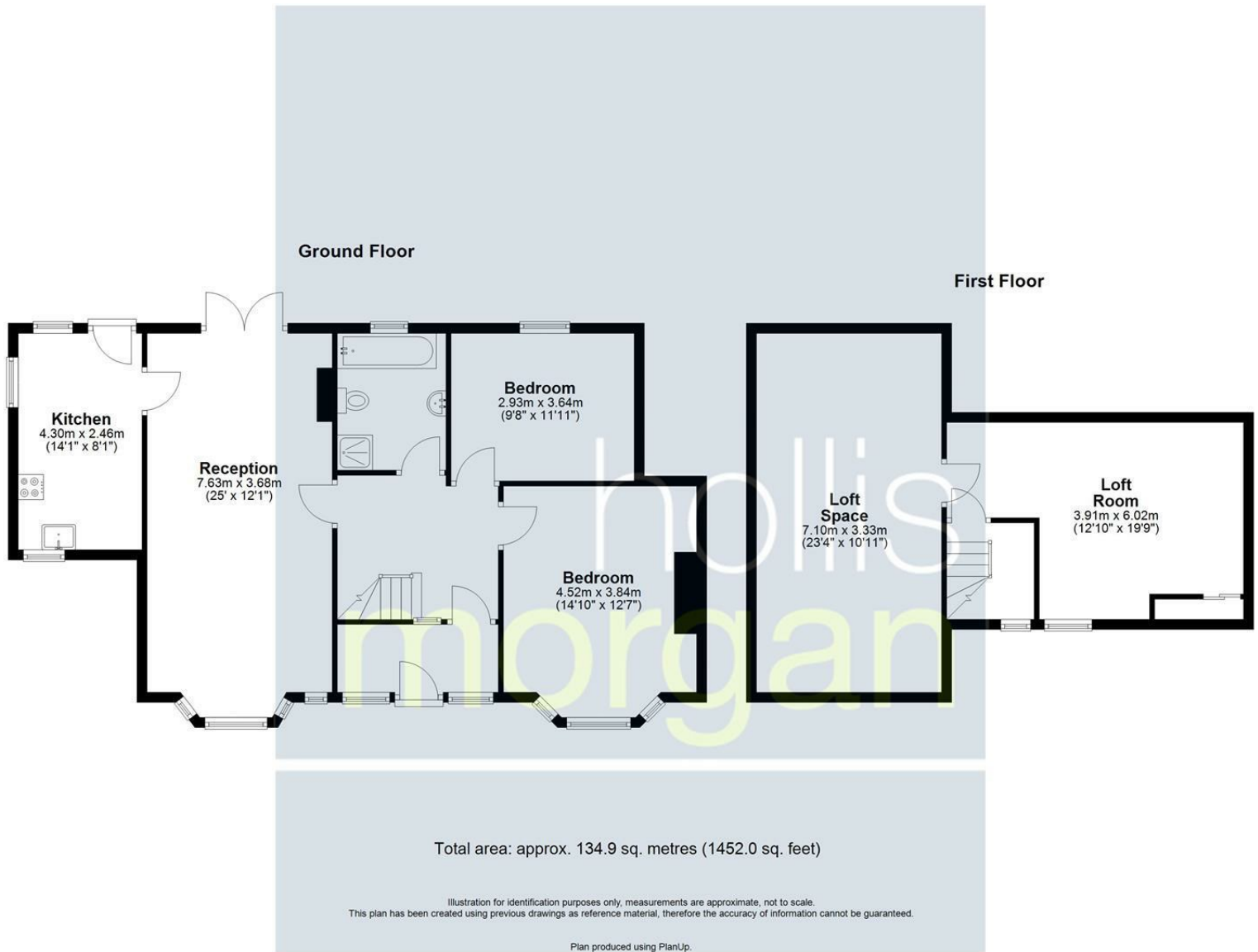
Bathampton is a picturesque village to the east of the city of Bath and is further enhanced by having both the River Avon and Kennet & Avon canal flowing through it. Both waterways provide fine dining experiences with The George pub on the canal bank and the Bathampton Mill situated on the weir of the river. Locally the village provides a Spar supermarket with post office, coffee shop and doctors surgery/pharmacy. The primary school is very highly rated and received an outstanding OFSTED report when last tested. This property is also well located for King Edwards private school and the University of Bath. Its woodland backdrop borders the stunning Bath Golf Club of which is also

on the Bath Skyline Walk which provides elevated views of the city. Commuters might like to know that the train station is a 1.4 mile journey either on foot or by using nearby local bus services.

## PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-95%) A		(92-95%) A	
(85-91%) B		(85-91%) B	
(80-84%) C		(80-84%) C	
(75-79%) D		(75-79%) D	
(70-74%) E		(70-74%) E	
(65-69%) F		(65-69%) F	
(60-64%) G		(60-64%) G	
No energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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