



Warminster Road, Bath, BA2 6XJ

welcome to

Warminster Road, Bath

An attractive detached bungalow standing in substantial gardens and benefiting from excellent views, situated in the highly regarded village of Bathampton, just to the north east of Bath city centre.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Double glazed doors into porch, inner front door to entrance hall.

Entrance Hall

Access to loft, radiator.

Study

15' 8" x 6' 1" (4.78m x 1.85m)

Double glazed front aspect window, radiator, built in desk space with storage.

Living/ Dining Room

25' Into bay x 10' 3" (7.62m Into bay x 3.12m)

Double glazed bay window overlooking front garden, radiator, electric convector heater set into chimney breast. Door to study, French doors to rear garden.

Cloakroom/ Utility

5' 9" Max x 5' 1" Max (1.75m Max x 1.55m Max)

Door to rear garden (currently out of use), worktop with stainless steel unit and plumbing for washing machine below, wc.

Kitchen

8' 10" Max x 7' 3" Plus door recess (2.69m Max x 2.21m Plus door recess)

Double glazed window overlooking rear garden, range of storage units at two levels, worksurfaces with stainless steel sink unit, space for electric cooker, fridge and dishwasher, WORCESTER central heating boiler, radiator.

Shower Room

9' 5" Max x 4' 9" Max (2.87m Max x 1.45m Max)

Side aspect window, shower cubicle with 'AQUALISA' shower, wc, wash hand basin, heated towel radiator.

Bedroom One

13' 6" Into bay x 10' 3" (4.11m Into bay x 3.12m)

Double glazed front aspect bay window, radiator.

Bedroom Two

11' 1" Max x 8' 9" (3.38m Max x 2.67m)

Double glazed rear aspect window, radiator.

Outside Front Garden

Lawn area with planting, bordered by mature hedges and shrubs, ample parking for several vehicles.

Rear Garden

A fabulous, substantial rear garden on rising ground with mature borders, lawn and hard landscaping including terrace and ornamental pond, timber outbuildings, outstanding view beyond the far boundary across fields to the rear towards the trees and the distant ridge line.

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

directions to this property:

The property is located on the south side of Warminster Roa between the Down Lane and Hantone Hill junctions.



view this property online allenandharris.co.uk/Property/LAR105093



welcome to

Warminster Road, Bath

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Favoured Bathampton Village location
- On north eastern outskirts of Bath city centre

Tenure: Freehold EPC Rating: D

guide price

£500,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
LAR105093 - 0012

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