

Warminster Road, Bath, BA2 6SA



welcome to

Warminster Road, Bath

An impressive three bedroom semi-detached chalet style bungalow with a large rear garden and outstanding views, set in the highly regarded village of Bathampton, just to the north east of the City centre.













Entrance Hall

Living Room

17' 6" x 13' 6" Into bay (5.33m x 4.11m Into bay)

Kitchen/ Dining Room

17' 3" Max x 15' 10" Max (5.26m Max x 4.83m Max)

Bedroom One

14' 11" Into bay x 12' 1" (4.55m Into bay x 3.68m)

Bedroom Two

12' x 10' (3.66m x 3.05m)

Rear Lobby

Cloakroom

Bathroom

Inner Hall/ Study

9' 11" Max x 8' 11" Max (3.02m Max x 2.72m Max)

First Floor Landing

Bedroom Three

13' 10" Max x 10' 5" Max (4.22m Max x 3.17m Max)

Outside

Front & Rear Garden

Undercroft

Utility Room

10' 5" x 8' 5" (3.17m x 2.57m)

Games Room

16' Approx x 8' 5" Approx (4.88m Approx x 2.57m Approx)



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.





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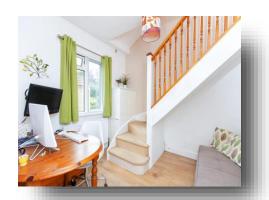
Warminster Road, Bath

- Popular Bathampton Village location
- Semi-detached chalet bungalow
- Ideal for families
- Three double bedrooms
- 17' Living Room and Kitchen/Dining room

Tenure: Freehold EPC Rating: D

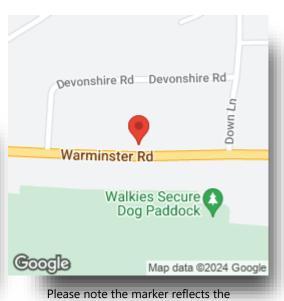
guide price

£550,000









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Property Ref: LAR105170 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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