



Devonshire Road, Bathampton, Bath, BA2 6UD

welcome to

Devonshire Road, Bathampton, Bath

This three bedroom semi-detached bungalow is set on a quiet and highly sought after road in the picturesque village of Bathampton. Boasting stunning countryside views over to Solsbury Hill and surrounding areas.





Living/ Dining Room

27' 6" Into recess x 11' 11" (8.38m Into recess x 3.63m)

Kitchen

9' x 8' 6" (2.74m x 2.59m)

Conservatory

Utility

13' 11" x 8' (4.24m x 2.44m)

Bedroom One

12' x 10' 6" (3.66m x 3.20m)

Bedroom Two

9' 1" x 10' 7" Into window recess (2.77m x 3.23m Into window recess)

Bedroom Three

9' 5" x 8' 5" (2.87m x 2.57m)

Bathroom

8' x 5' 11" Into recess (2.44m x 1.80m Into recess)

Outside

Rear Garden

Garage & Driveway Parking

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

welcome to

Devonshire Road, Bathampton, Bath

- Ever popular Bathampton village
- Well positioned three bedroom bungalow
- South facing garden
- Excellent scope to put your own stamp on it given the precedent in the road
- No onward chain

Tenure: Freehold EPC Rating: C

£525,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105428



Property Ref:
LAR105428 - 0004

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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