



41

WentWorth
Estate Agents

41 Holcombe Close, Bathampton, Bath, Somerset, BA2 6UP

- Mid Terrace Family Home
- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- Front & Rear Garden
- EPC Rating - D

Offers in excess of £450,000

Location

The highly regarded village of Bathampton can be found to the East of the World Heritage City of Bath. Under two miles away you will find an abundance of culture, restaurants, shops, educational and leisure facilities, as well as Bath Spa mainline railway station with its direct routes to London Paddington and Bristol Temple Meads. This pretty village boasts having The River Avon and the Kennet and Avon Canal pass through it, as well as having a good range of local amenities which includes a cafe, 'Spar' convenience store, post office, doctors surgery, dentist and two public houses. Local schools include Bathampton Primary School and King Edwards School, both of which are very well regarded. For those that need to commute, the property has access to the M4 Motorway at junction 18.

Internal Description

A good sized hallway greets you initially, with stairs to the first floor and a useful under stairs storage cupboard. To the left is the dining room leading through to the kitchen., with the potential to open up into one space creating a light and bright room. Currently the kitchen has a range of wall and base units with space for an under counter fridge, plumbing for a washing machine and a free standing cooker. A door leads through to a useful cloakroom with access out to the garden. To the first floor are three bedrooms and the family bathroom. All bedrooms overlook the rear with wonderful views of Solsbury Hill in the distance. The master benefits from a full floor to ceiling wall of cupboards with one housing the water tank. Completing the accommodation is the well proportioned family bathroom. Consisting of a WC. pedestal sink and bath with shower attachment over. Two glazed window to the front make the room light and airy.

External Description

A good sized lawn area can be found to the front with a stone path leading to the front door. A passageway to left of the property provides useful undercover storage and access to the garden at the rear. Mainly laid to lawn, it is a generous space with plenty of potential for a garden office at the bottom or to be landscaped if desired.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

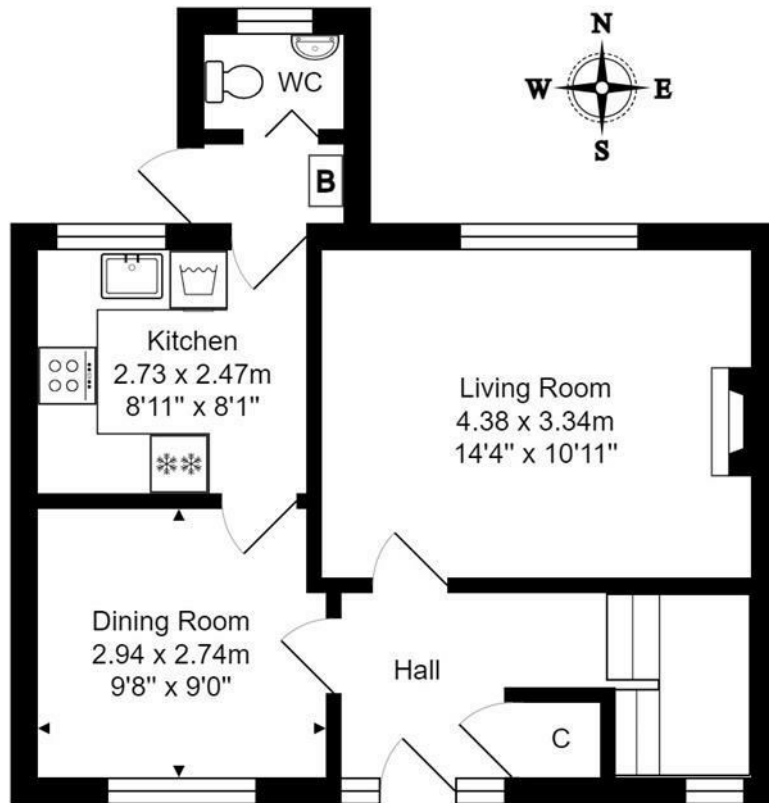
Additional Information

Tenure - Freehold

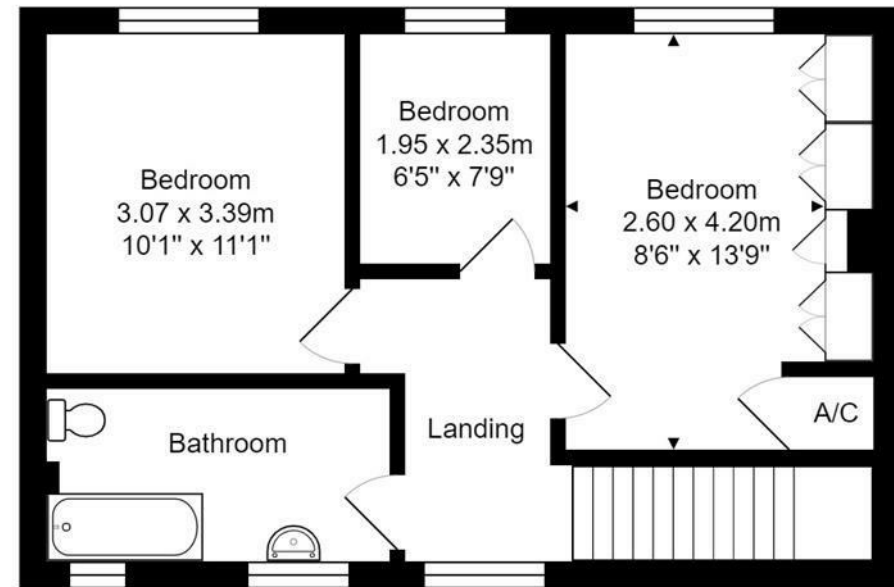
Council Tax Band - C

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .





Ground Floor
Area: 42.3 m² ... 455 ft²



First Floor
Area: 45.4 m² ... 489 ft²

Total Area: 87.7 m² ... 944 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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