



WentWorth
Estate Agents

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

• Semi-Detached Bungalow • Immaculately Presented Throughout • Living Room • Kitchen Dining Room • Two Double Bedrooms • Principle En-Suite & Ground Floor Shower Room • Landscaped Gardens & Patio • Driveway Parking & Single Garage • EPC Rating - C

Price guide £525,000

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

Once inside the property there is a light and airy entrance hall with stairs leading up to the first floor. The ground floor provides well balanced accommodation which includes a living room with a feature fireplace, a sleek, modern kitchen/dining room. The kitchen benefits from a range of handless wall and base units with clean white work top surfaces. An inset sink unit with mixer tap, built in electric double oven, electric hob with extractor over, dishwasher and washing machine. You will also find the second bedroom on the ground floor which is an ample double. Across from the bedroom is a shower room with walk in double shower, w.c, wash hand basin and you will also find the wall mounted gas boiler in here.

Heading up to the first floor you have a wonderful principle suite. There is a very good size double bedroom, walk in wardrobe and en-suite shower room. Like the ground floor, this boasts a walk in double shower, wash hand basin and w.c.

External Description

The property has driveway parking for a couple of cars which leads to a single garage with up and over door. The garden itself is mainly laid to lawn with a range of aesthetically positioned mature plants, flower beds and trees. There is a private patio area which is tucked away offering the ideal seating/dining area during the warmer months. The garden is bound by hedging and fencing.

Agents Note

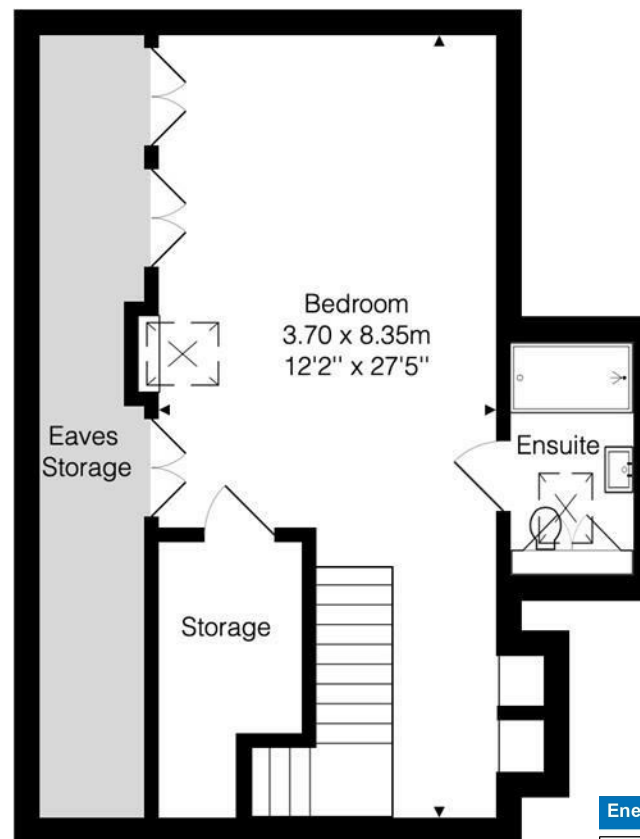
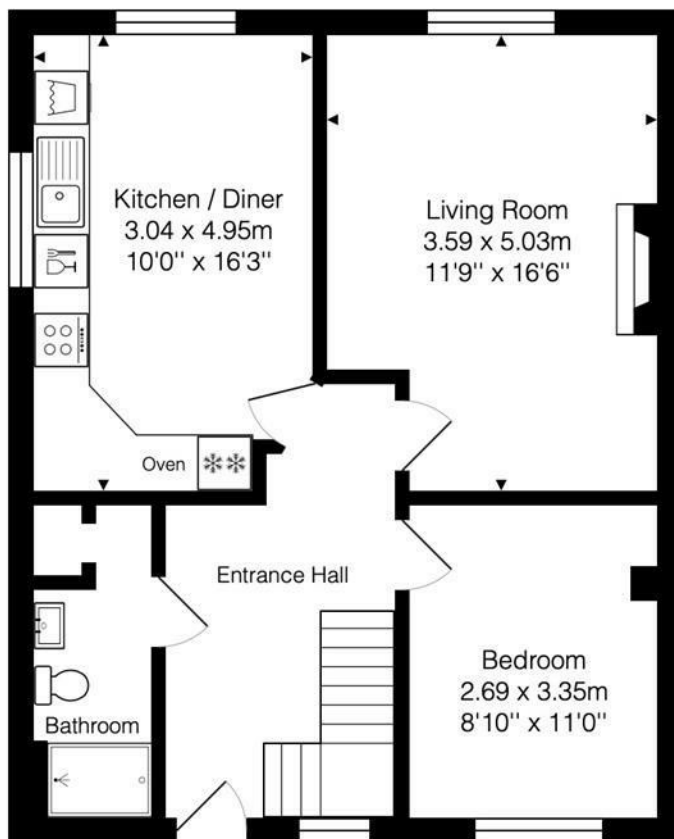
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate 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.

Council tax band - D

Tenure : Freehold

NB : The photos were taken at a previous date.





Total Area: 95.4 m² ... 1027 ft² (excluding eaves storage)

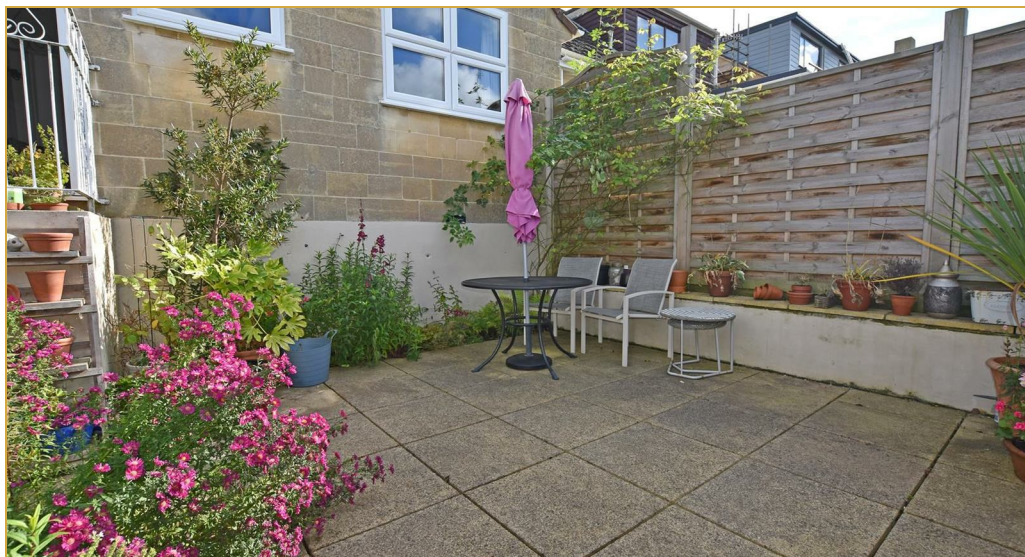
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

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

www.energyassessmentservices.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		73
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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