



WentWorth
Estate Agents

10 Down Lane, Bathampton, Bath, BA2 6UE

- Attractive Three Bedroom Semi-Detached • Two Receptions • Family Bathroom and Shower Room • Bay Fronted Living Room • Generous Rear Garden • Double Garage and Driveway • No Onward Chain • EPC Rating- D

Price guide £540,000

Internal Descriptions

Entering the property, you are greeted with an entrance porch which then leads into the hallway. With stairs rising to the first floor and the living room, dining room to the left. The living room enjoys plenty of natural light by way of the bay window to the front, while the dining room has space for formal dining and additional family living. With patio doors leading out to the sunny rear garden. The kitchen is fitted with country style wall and base units and has a door leading to the side of the property. There is a useful shower room also to the ground floor. To the first floor there are two good sized doubles, both with built in wardrobes and a single bedroom which could be utilised as a home office. The family bathroom comprises of a three piece suite.

External Descriptions

To the front of the property there are steps up to the pathway, which leads to the front door. Benefitting from a lawn as well as mature shrubs and hedging as well as side gate. There is a generous rear garden which offers a sunny patio, perfect for alfresco dining, and a well-maintained lawn with deep borders to the side. With two sheds and a greenhouse, this tranquil garden is a haven for the keen gardener and has plenty of space for relaxing.

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 café, '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.

Additional Information

Tenure - Freehold
Council Tax Band - D
EPC-D

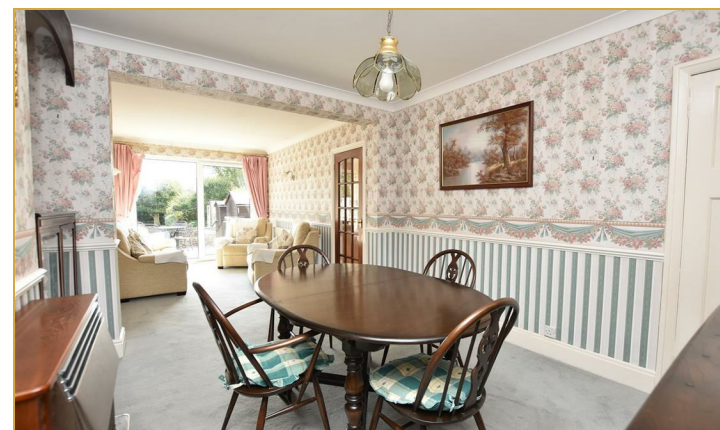
The double garage and driveway are registered with Land Registry.

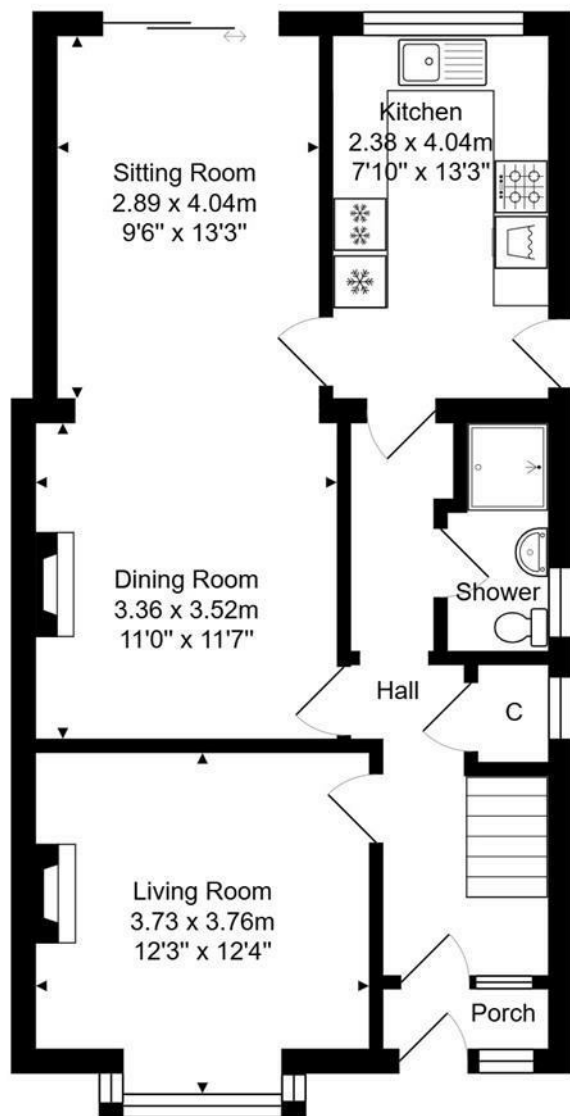
The dwelling is not registered with Land Registry.

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

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.

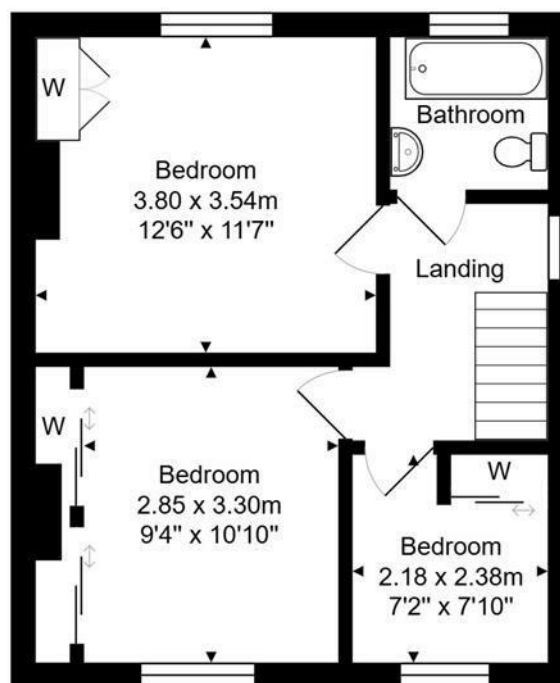




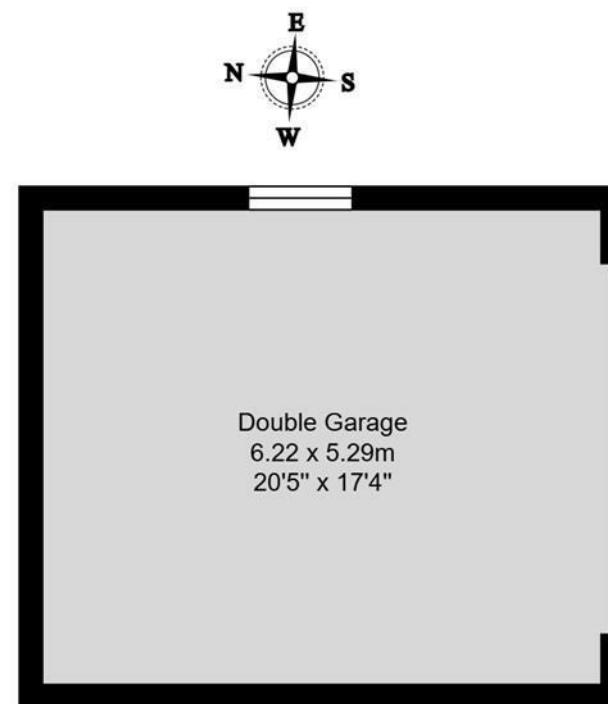
Ground Floor
Area: 64.5 m² ... 694 ft²

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.
www.epcasessments.co.uk

Total Area: 104.4 m² ... 1124 ft² (excluding double garage)

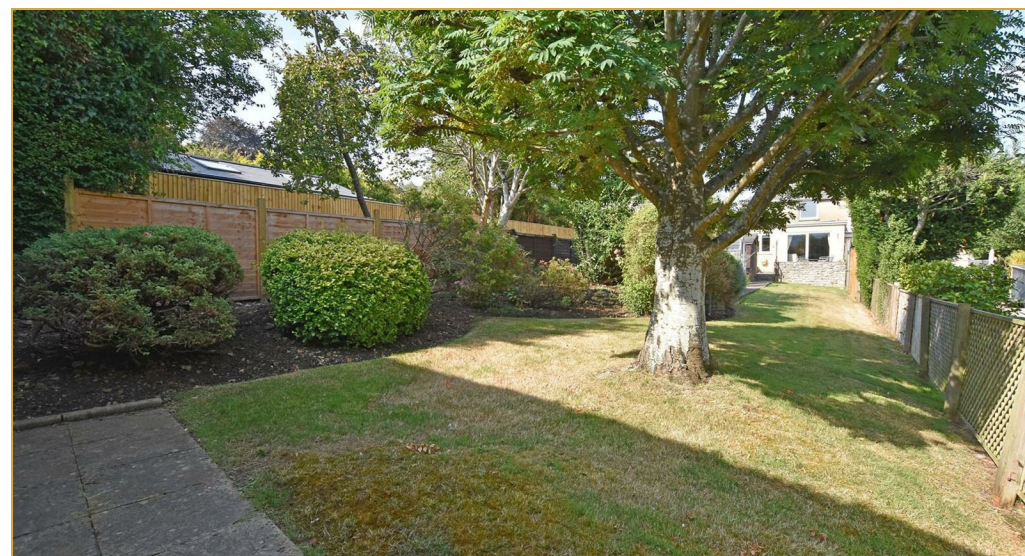


First Floor
Area: 39.9 m² ... 430 ft²



Double Garage
Area: 32.8 m² ... 354 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76
England & Wales		EU Directive 2002/91/EC



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