

whiteley helyar



1,895 ft²



4/5 bedrooms



bathroom &
shower room



garage &
driveway parking

Guide Price £600,000

172 Holcombe Lane, Bathampton, Bath, BA2 6UU

A stylish and spacious semi detached family home positioned in this peaceful and highly convenient location within walking distance of local amenities. This beautifully presented property offers over 1,800 square feet of versatile accommodation as well as potential to extend further subject to the relevant consents.

ACCOMMODATION

entrance hall	four double bedrooms
kitchen family room	study
utility room and downstairs cloakroom	family bathroom and separate shower room
conservatory dining room	useful loft room
sitting room	integral garage

EXTERNALLY

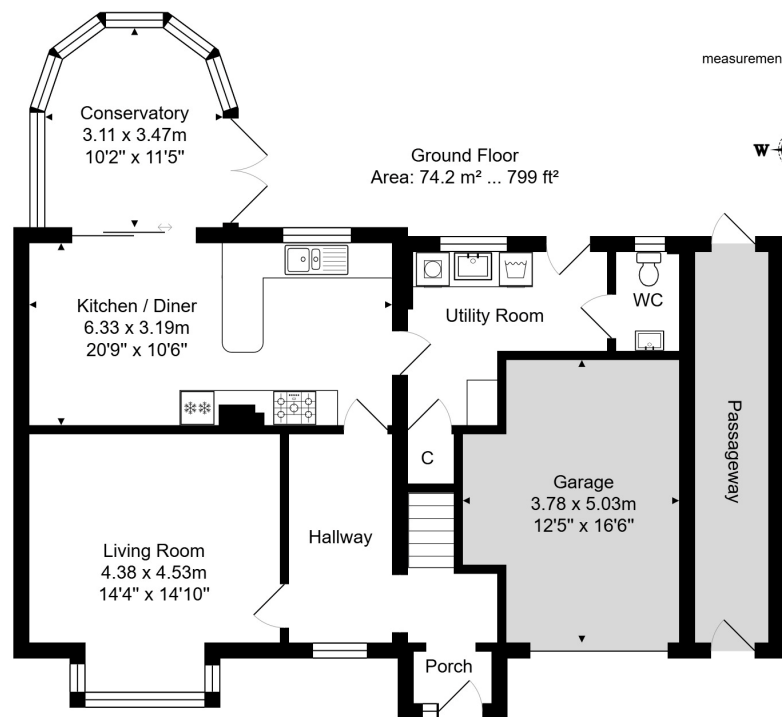
There is a large herringbone brick driveway to the front providing space for several vehicles and access to the garage with the remainder laid to lawn and enclosed by bushes. The rear garden benefits from a large, raised deck perfect for alfresco dining and entertaining with steps down to an expanse of lawn also enclosed by bushes.

LOCATION

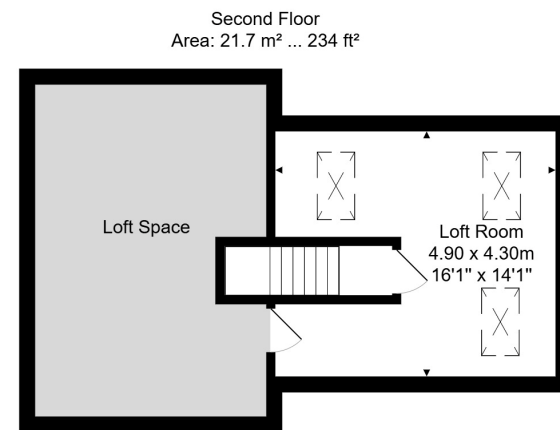
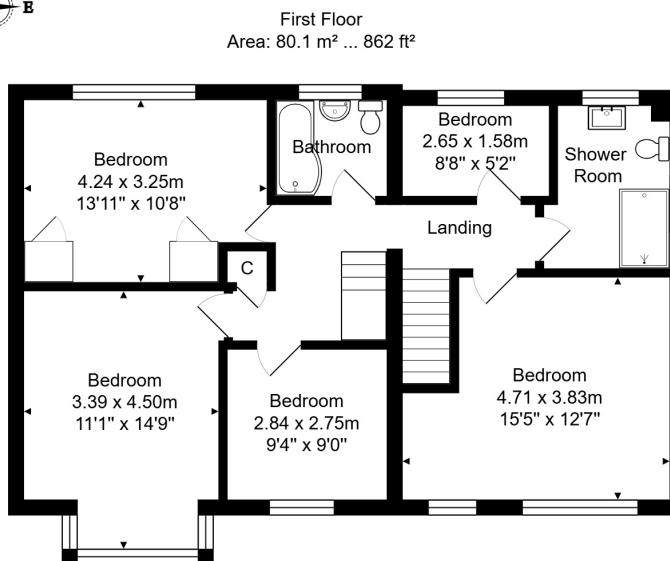
The property is positioned within a very short stroll of the various shops and amenities in the village, including a convenience store, café, doctors surgery, St Nicholas church and the famous George public house. Wonderful walks through open countryside or along the Kennet and Avon canal (either into the city or towards Bradford on Avon) are also very close at hand, whilst the centre of Bath is only about 1½ miles away - easily accessible by car, bus or on foot, along the canal towpath.



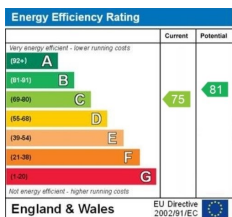




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
www.epcassessments.co.uk



Total Area: 176.0 m² ... 1895 ft² (excluding garage, passageway, loft space)



Tenure: Freehold
Council Tax: 'C' = £2,015.72

