



For Sale £450,000

Warminster Road, Bathampton, Bath BA2 6RX

Attractively situated detached bungalow now requiring modernisation.

3 Beds | Gardens front & rear | Abundant parking & large detached Garage/Workshop

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Available on the market for the first time in decades, this three-bedroom detached bungalow presents a blank-canvas opportunity for buyers looking to remodel, extend, or fully modernise a home to their own taste. Positioned in an elevated, set-back position above the Warminster Road, the property enjoys panoramic views towards the iconic Solsbury Hill and sits within minutes walk of the highly desirable village amenities of Bathampton.

- **Great Potential:** Offered with no onward chain and prime for complete modernisation or expansion (STPP).
- **Elevated Position:** Set well back and above the road, ensuring privacy and stunning far-reaching views.
- **Solsbury Hill Views:** Picturesque views across the beautiful Avon Valley.
- **Extensive Parking:** A large private driveway easily accommodating multiple vehicles.
- **Substantial Garage/Workshop:** A large (4.79m x 4.72m) detached outbuilding perfect for tradespeople, car enthusiasts, or conversion.
- **Bathampton Village Location:** Bathampton is about 2 miles (3 km) east of Bath on the south bank of the River Avon. The Kennet and Avon Canal passes through the village and a toll bridge links Bathampton to Batheaston. It's a thriving village with an annual Flower Show, Primary School, two churches (Methodist and CofE), two award winning pubs, Spar shop, café, dentist and doctors' surgery.

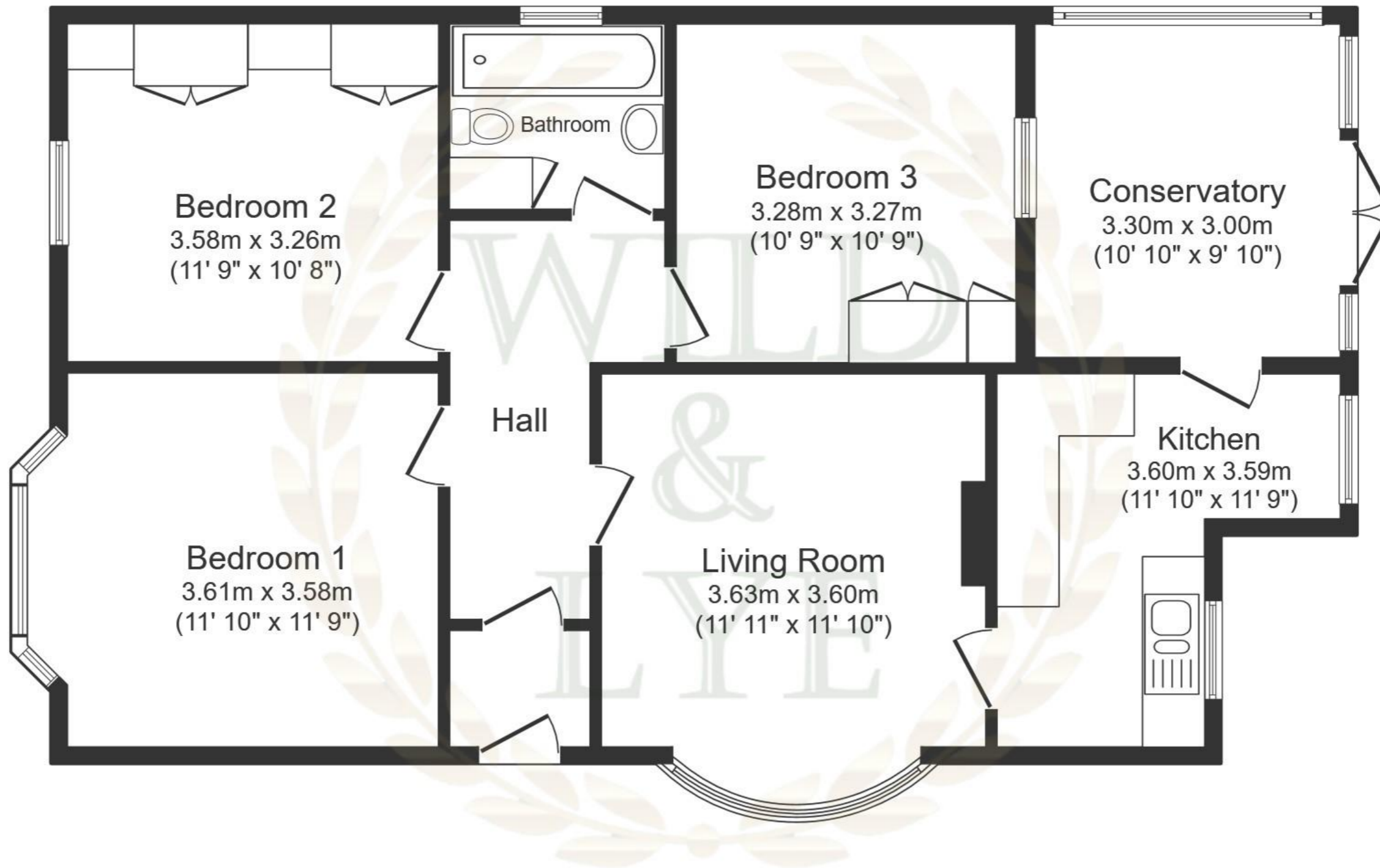
Tenure
Freehold

Council Tax
Band E

Arrange a viewing
01225 443322
www.wildandlye.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	33 F	
1-20	G		

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wild & Lye in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wild & Lye nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2.** Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3.** Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



Ground Floor

Floor area 84.4 sq.m. (909 sq.ft.)

Total floor area: 84.4 sq.m. (909 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Conservatory



Kitchen



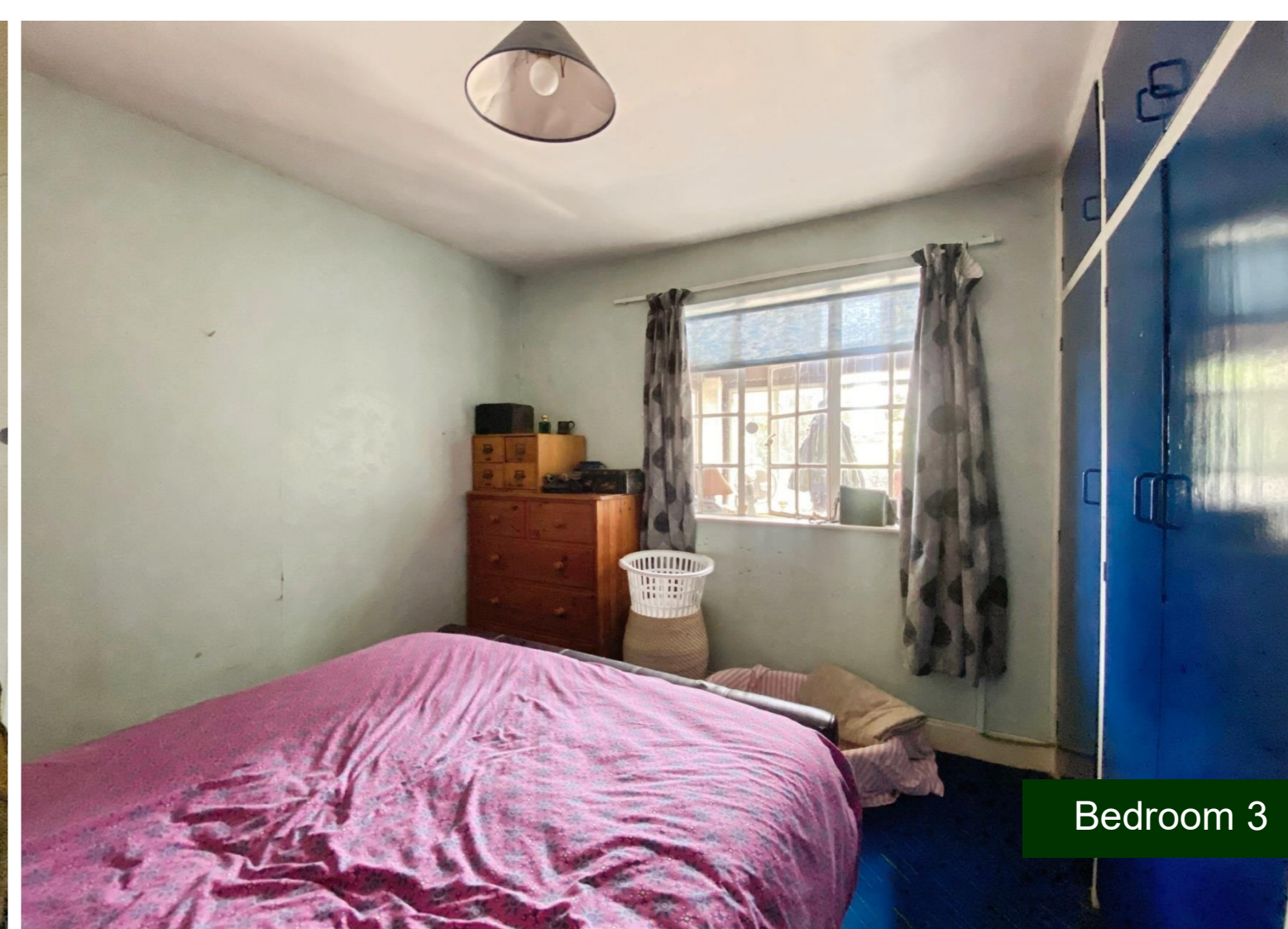
Living Room



Bedroom 1



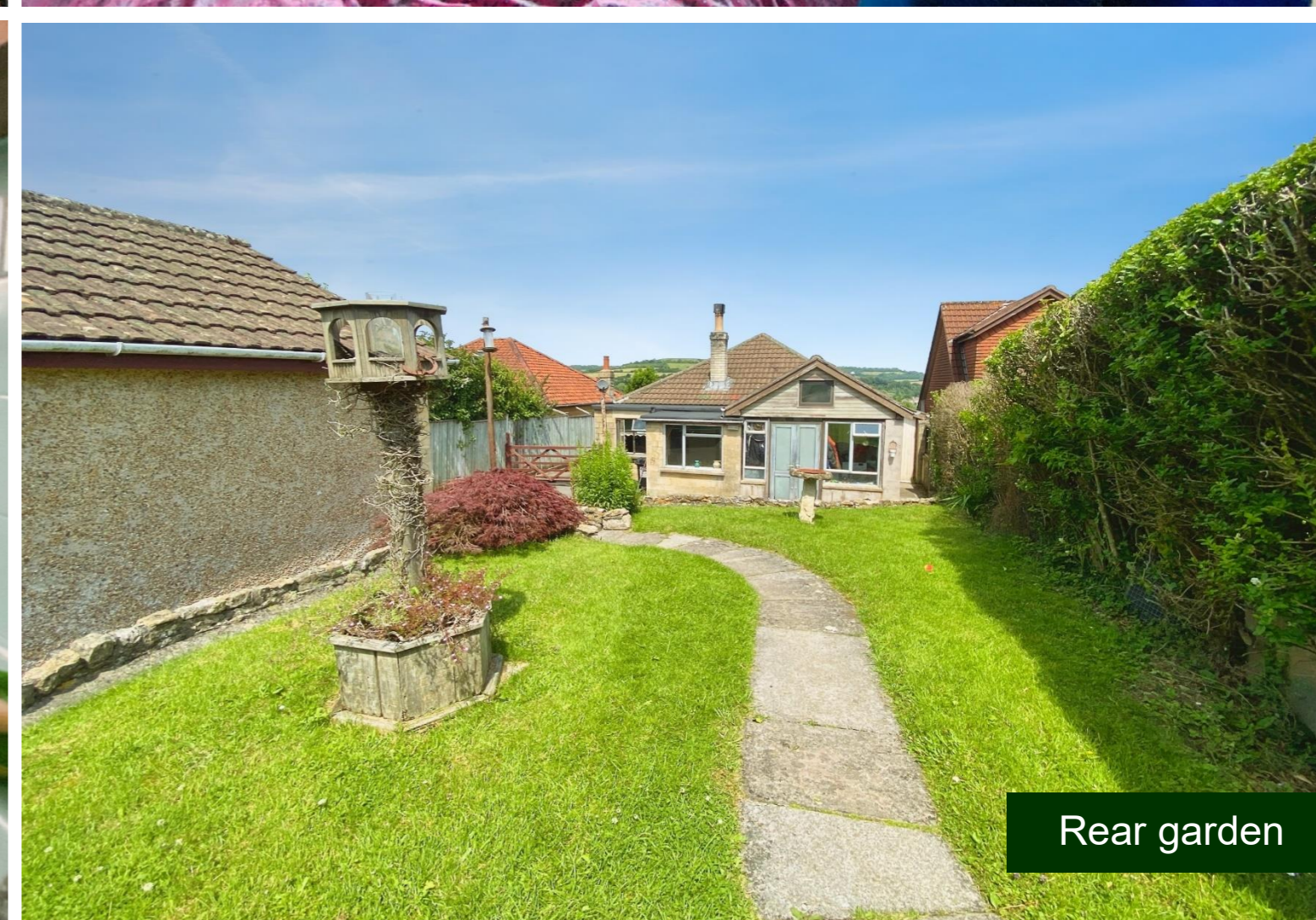
Bedroom 2



Bedroom 3



Bathroom



Rear garden