



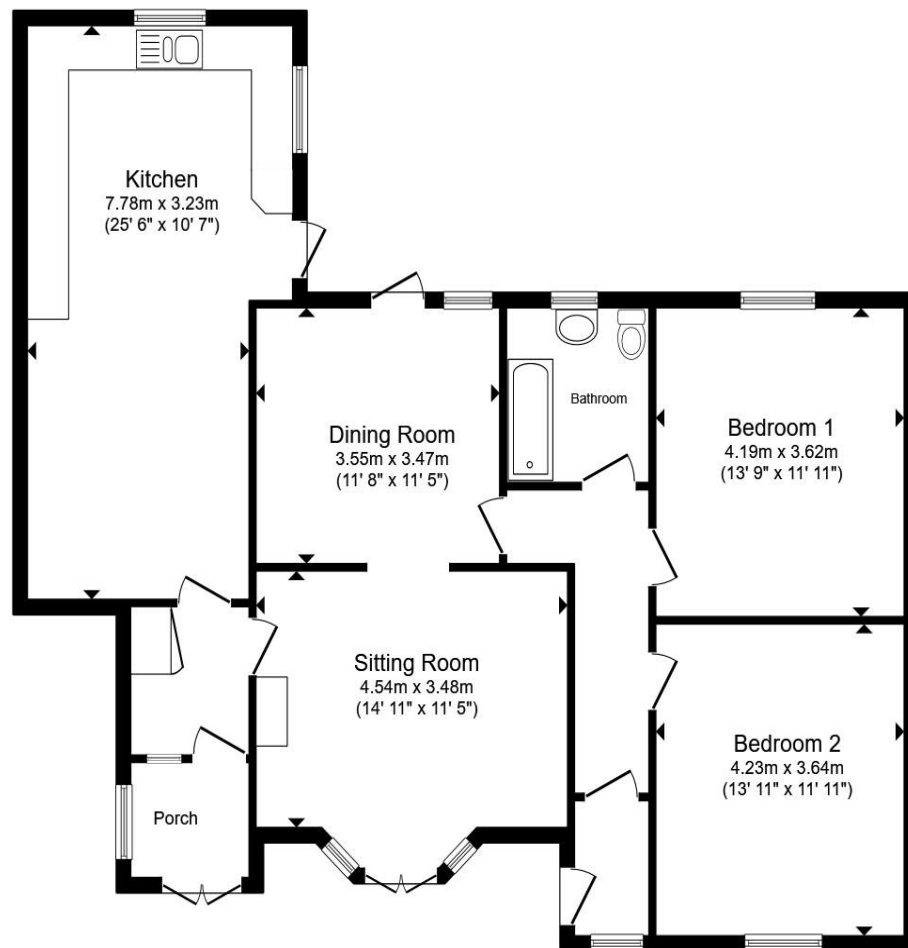
Warminster Road, Bath, BA2 6RU

welcome to

Warminster Road, Bath

Allen & Harris Larkhall are thrilled to offer this detached bungalow with rather large rear gardens, being offered with No Chain!





Total floor area 109.4 m² (1,177 sq.ft.) approx

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



Situated in the very popular Bathampton area to the east of the city of Bath, this detached bungalow sits in a very large plot. Elevated from the main road with a driveway providing off street parking (a garage was in situ in the past), central path through the front gardens leading to the bungalow. The rear gardens are vast and provide several outbuildings, one of which could be utilised as a work from home unit, the views from the rear garden are beautiful and stretch to over look Solsbury Hill.

The detached bungalow is of a good size, with living room to the front through to the dining room, 25' fitted kitchen/breakfast room, two double bedrooms and a fitted bathroom suite. The footprint of the bungalow would allow subject to planning permission (STPP) for the new buyer to go into the roof space to provide a further two bedrooms and an ensuite bathroom, eventually turning it into a four bed roomed family home (see agents for further details).

Overall this is a wonderful opportunity for the buyers looking for somewhere to put their stamp on and to enjoy the beautiful rear gardens, of which are the real feature of this home.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Warminster Road, Bath

- Delightful Elevated Detached Bungalow
- Driveway To Front With Parking For Several Cars
- Large Front Gardens & Even Bigger Rear Gardens
- Excellent Bathampton Location
- Ripe For Extending To A Larger Home (STPP)

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105823



Property Ref:
LAR105823 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk