



For Sale £395,000



Holcombe Lane, Bathampton, Bath BA2 6UU

Extended and loft-converted semi-detached bungalow requiring modernisation.

Flexible accommodation | 3 Beds | 2 Receptions | 2 Baths | Gas CH | Gardens front & rear | Garage



Phone: 01225 443322 | **Email:** property@wildandlye.com

Property Overview

An excellent opportunity to secure a spacious home in the highly sought-after village of Bathampton. Originally a bungalow, this semi-detached property has been significantly enlarged with a two-storey rear extension and a loft conversion with front and rear dormer windows. The result is a property that now offers the generous proportions and layout of a traditional house. Featuring three bedrooms and two reception rooms, the property provides the ideal canvas for a growing family. The property now requires a programme of refurbishment and modernising throughout.

Vibrant Village Living

Bathampton offers an enviable lifestyle, balancing semi-rural charm with exceptional local amenities. For families, the property is within easy reach of the highly regarded Bathampton Primary School. The village is incredibly well-serviced, with its own GP surgery, a dental practice, café, and a Spa shop for everyday essentials (Post Office services as well).

At the heart of the community are the village's two churches. The historic Church of St Nicholas near the canal and the Bathampton Methodist Church on Holcombe Lane. Families will also love the proximity to the local park and playground, a space perfect for children to play and neighbours to meet.

Tenure

Freehold

Council Tax

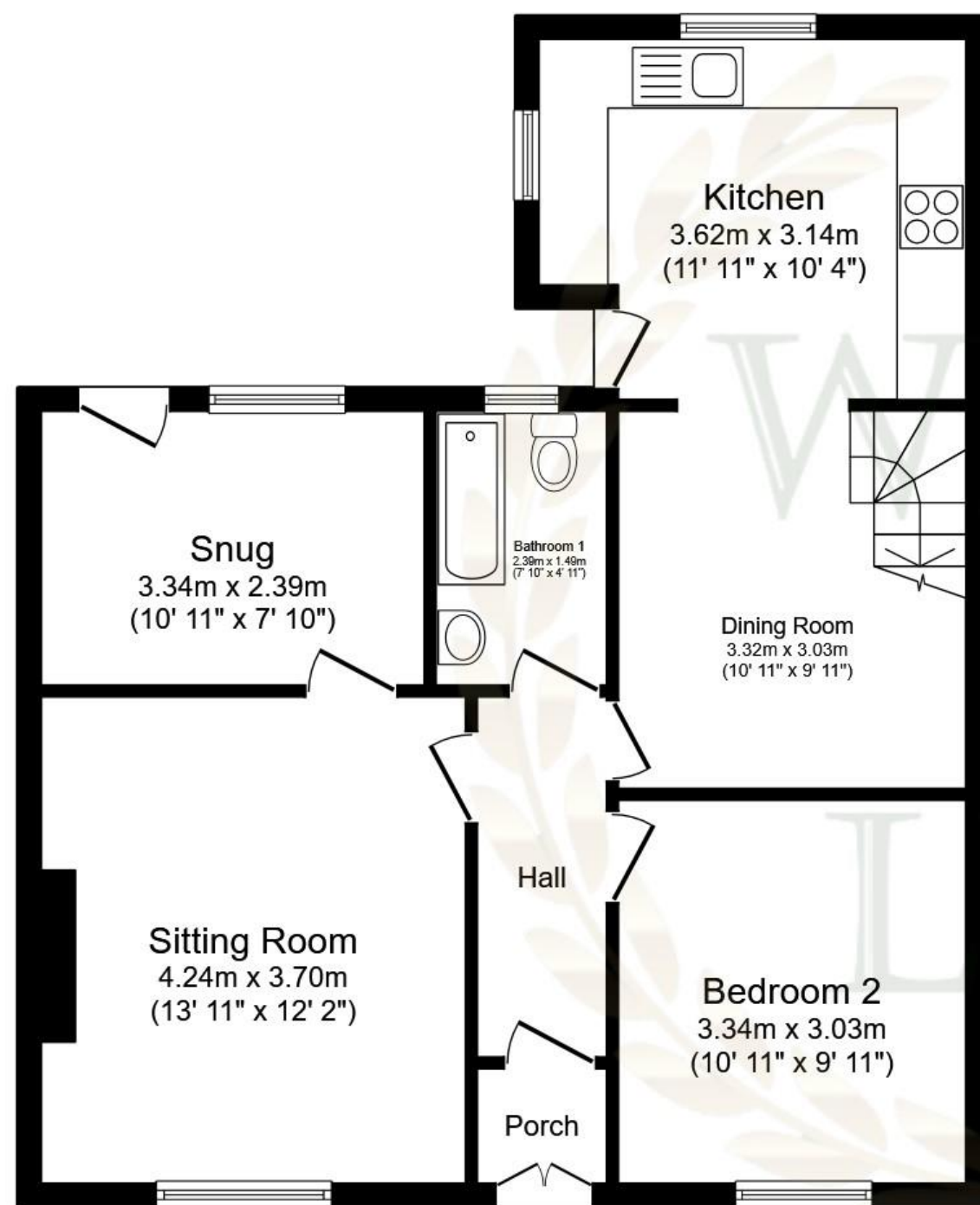
Band D

Arrange a viewing

01225 443322

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Ground Floor



First Floor

Total floor area: 113.0 sq.m. (1,216 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



Kitchen (in the rear extension)



Sitting Room



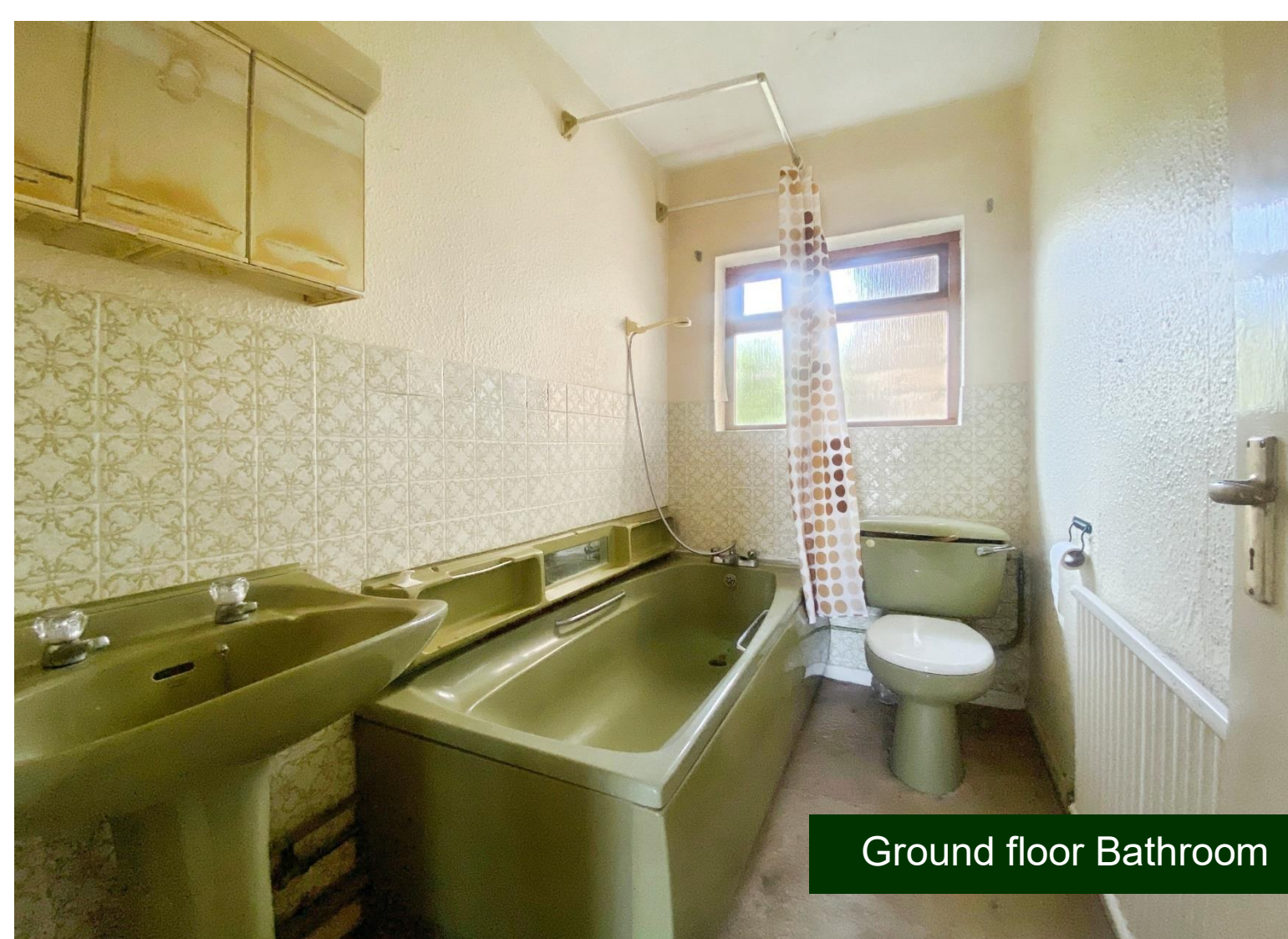
Dining Room



What could be The Snug (off the Sitting Room)



Bedroom 2 (ground floor)



Ground floor Bathroom



Bedroom 1 (loft)



Bedroom 3 (first floor of rear extension)



Rear garden looking towards the Garage