

whiteley helyar



660 ft²



2 double
bedrooms



shower room



driveway &
garage

Guide Price £500,000

45a Devonshire Road, Bathampton, Bath, BA2 6UD

A rare opportunity to acquire a modern double-fronted detached bungalow in this highly popular road, offering well presented and bright accommodation, a pleasing outlook, a garage and driveway parking.

ACCOMMODATION

2 double bedrooms
living room
gas fired underfloor heating
solar panels

shower room
kitchen/breakfast room
double glazing

EXTERNALLY

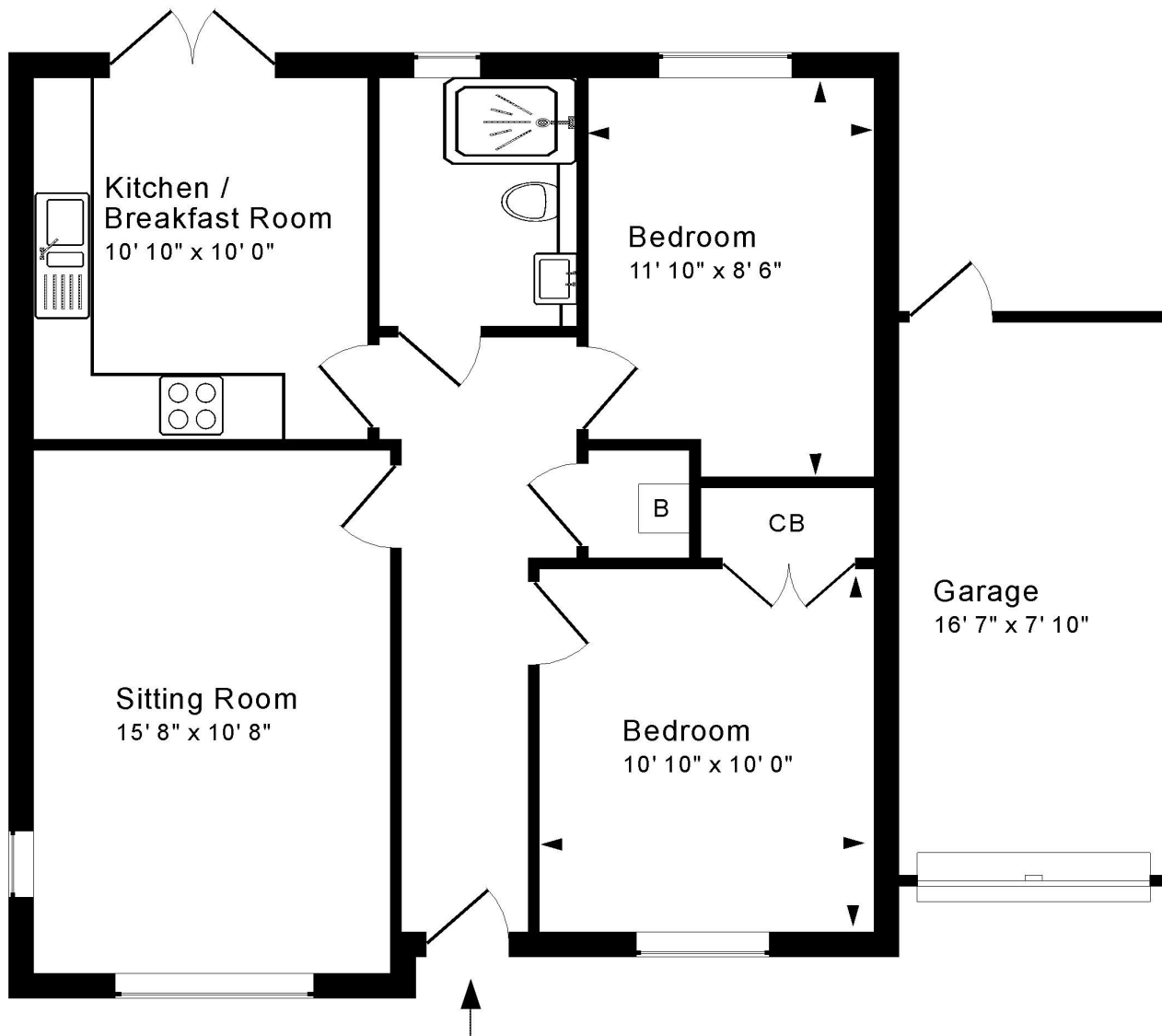
The bungalow stands in easily maintained gardens to front, side and rear. They are enclosed, mainly laid to lawn with a paved sun terrace with double doors off the kitchen, fruit tree and shrubs. There is a single garage (with electricity supply) and a gated driveway provides parking for an additional vehicle.

LOCATION

45a Devonshire Road occupies a highly sought after and convenient location, around 2 miles from the centre of Bath. It is within walking distance of the various amenities in Bathampton (including the doctors surgery, café, church, the famous 'George' public house and excellent primary school) and it is served by buses into the heart of the city. Wonderful walks are close at hand, either in the delightful woodland and open countryside, or along the Kennet and Avon Canal towards Bradford on Avon or into Bath.







Ground Floor

Approx. Gross Internal Floor Area 660 Sq. Ft. / 61 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026

Drawing Number: 172-0914

45a Devonshire Road, Bathampton, Bath, BA2 6UD.



Tenure: Freehold
Council Tax Band: 'D' - £2,359.90 (2026/27)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		9
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		77
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

