4 Warminster Road, Bathampton, Bath, BA2 6SH

Auction Guide Price +++ £425,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18th NOVEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- SCOPE FOR BASIC UPDATING | REDUCED - £695K
- LARGE GARDEN | STUNNING VIEWS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – Freehold SEMI DETACHED 3 BED HOUSE (1465 Sq Ft) with LARGE GARDEN and STUNNING VIEWS | Scope for BASIC UPDATING | EXTENSION - Reduced was £695k

4 Warminster Road, Bathampton, Bath, BA2 6SH

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 4 Warminster Road, Bathampton, Bath BA2 6SH

Lot Number 37

The Live Online Auction is on Wednesday 18th November 2026 @ 12:00 Noon
Registration Deadline is on Friday 13th November 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY
A Freehold semi detached family home occupying an elevated position with stunning views across the valley yet just 1 mile from the centre of Bath and close to Bathhampton Village. The property has a mature front garden with off street parking and access to the garage whilst to the rear is a huge 200 ft terraced garden leading down to a detached cabin with wood burner. The accommodation (1465 Sq Ft) is arranged over two floors (plus a utility on the lower ground floor) and comprises a double reception room and separate kitchen on the ground floor plus 3 bedrooms and the family bathroom on the top floor.
Sold with vacant possession.

Tenure - Freehold
Council Tax - D
EPC - D

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

THE OPPORTUNITY
BASIC COSMETIC UPDATING | SCOPE TO EXTEND | EXTRA BEDROOMS

The property has been a much loved home for many years but now has scope for basic cosmetic updating with potential for an amazing property with large garden and valley views in this sought-after location.
The property benefits from having had a rewire in 2015, and there is potential to relocate the kitchen into the lower ground floor, extend to the rear of the property and over / into the adjacent garage, creating space on the ground floor for either a larger reception area or 1/2 more bedrooms.
All above subject to gaining the necessary consents.

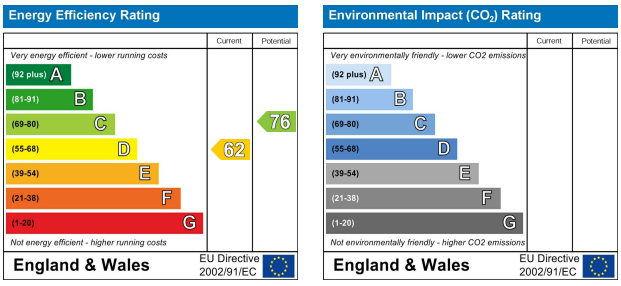
REDUCED PRICE FOR AUCTION

The property was previously listed with local agents with an original asking price of £695,000 and more recently £640,000 - now with a reduced guide price for sale by auction.

Floor plan



EPC Chart



hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact. Please refer to our website for further details.