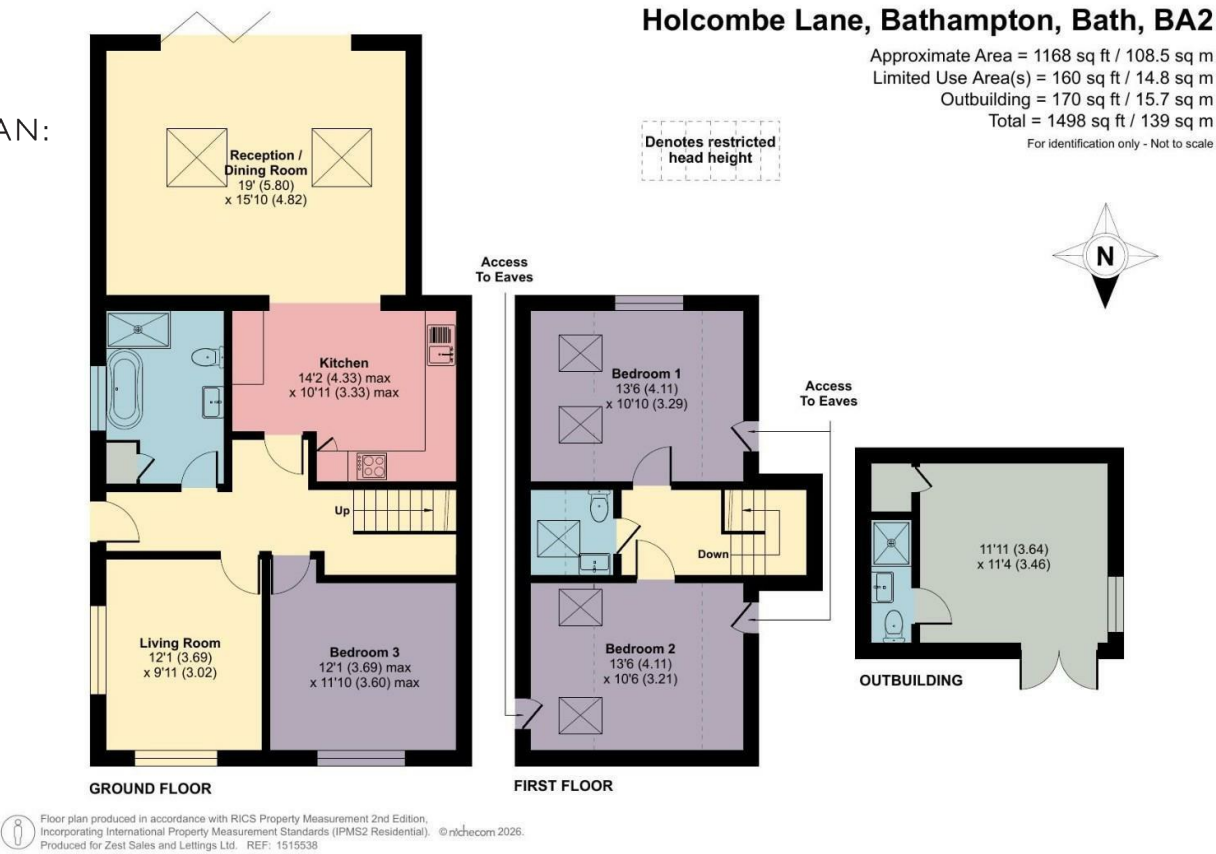
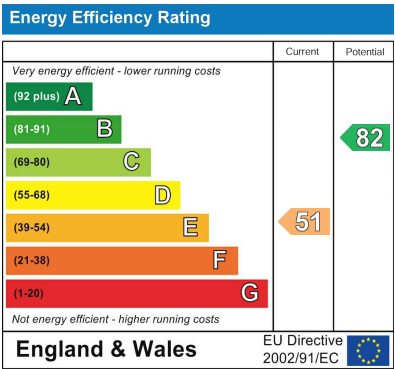


FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



175, Holcombe Lane, Bath, BA2 6UU

3 Bedroom House - Semi-Detached

Guide price
£550,000

- A beautifully presented bright and spacious modern family home
- Renovated and extended to include a 30sqm living/dining kitchen space.
- Further reception room, three double bedrooms, Family Bathroom & W.C
- South facing rear garden with garden office and rear parking
- Sought after village location
- EPC rating E, Council Tax Band D, Freehold

DETAILS

A beautifully presented extended semi detached family home. The property provides spacious, flexible accommodation over two floors along with garden office with en-suite, parking and front and rear gardens.



DESCRIPTION

This beautifully light and airy semi-detached family home is perfectly positioned in the idyllic village of Bathampton, on the scenic fringes of Bath.

The ground floor features an exceptionally spacious open-plan kitchen, dining, and living area, illuminated by skylights and sleek bi-fold doors that open directly onto a south-facing, lawned rear garden. This level also includes a versatile second reception room, a comfortable double bedroom, and a contemporary family bathroom complete with a walk-in shower, bathtub, WC, and vanity unit. Upstairs, the first floor offers two additional double bedrooms boasting picturesque views through skylights, alongside a convenient separate WC.

Outside, the property enjoys well-maintained gardens to both the front and rear. A standout feature is the bespoke garden office installed by the current owners; this air-conditioned, multi-use studio includes an en-suite shower room, making it an ideal workspace or guest annexe. Private driveway parking is conveniently located just behind the garden room.

LOCATION

Bathampton is a highly regarded village on the eastern outskirts of Bath, offering an appealing blend of countryside tranquillity and convenient access to the city. Set alongside the River Avon and surrounded by beautiful rolling countryside, the village enjoys a picturesque setting with a strong sense of community. The Kennet & Avon Canal provides scenic walks and cycle routes, while nearby Bathampton Meadows offer a wonderful expanse of open green space. Bath city centre is readily accessible, with its celebrated Georgian architecture, independent shops, restaurants and cultural attractions, whilst excellent road links provide convenient connections to the wider region. With its attractive setting, village atmosphere and proximity to Bath, Bathampton is an increasingly sought-after location for those looking to enjoy the best of both town and country.