

whiteley helyar



801 ft²
plus loft room



2 double
bedrooms



1 bathroom



driveway

Guide Price

£575,000

87 Holcombe Close, Bathampton, Bath, BA2 6UR

A light and bright detached bungalow enjoying a pleasing open outlook towards Batheaston and Bathford, well situated in this peaceful cul-de-sac within the very popular village of Bathampton. Newly refurbished and well presented the property offers spacious accommodation as well as the potential to extend (either to the side or up into the roof space - subject of course to obtaining the necessary consents), should you require.

ACCOMMODATION

2 double bedrooms
living room
loft store room (via sliding ladder)

shower room
kitchen/dining room
gas fired heating and double glazing

EXTERNALLY

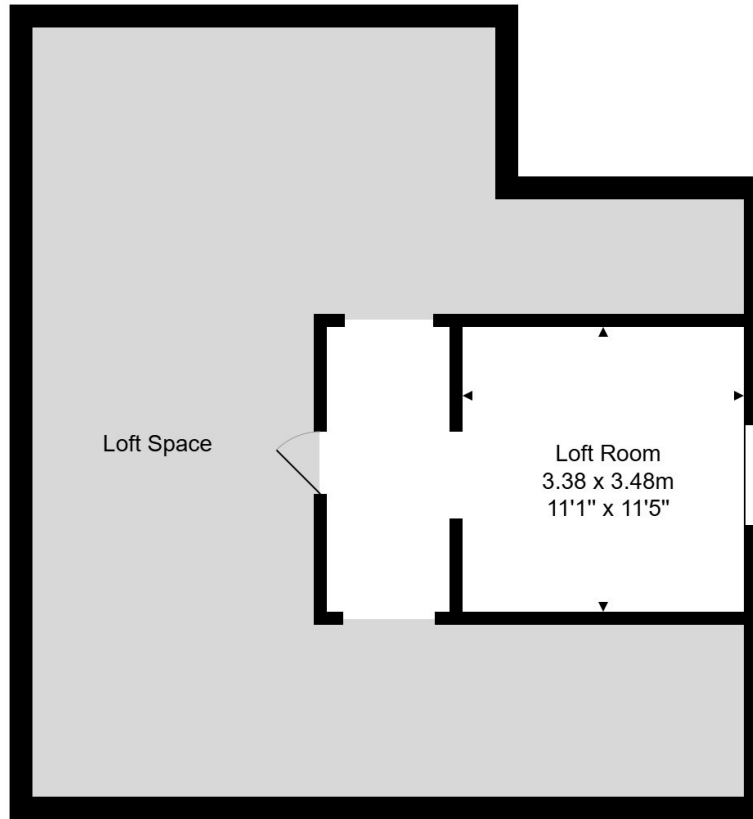
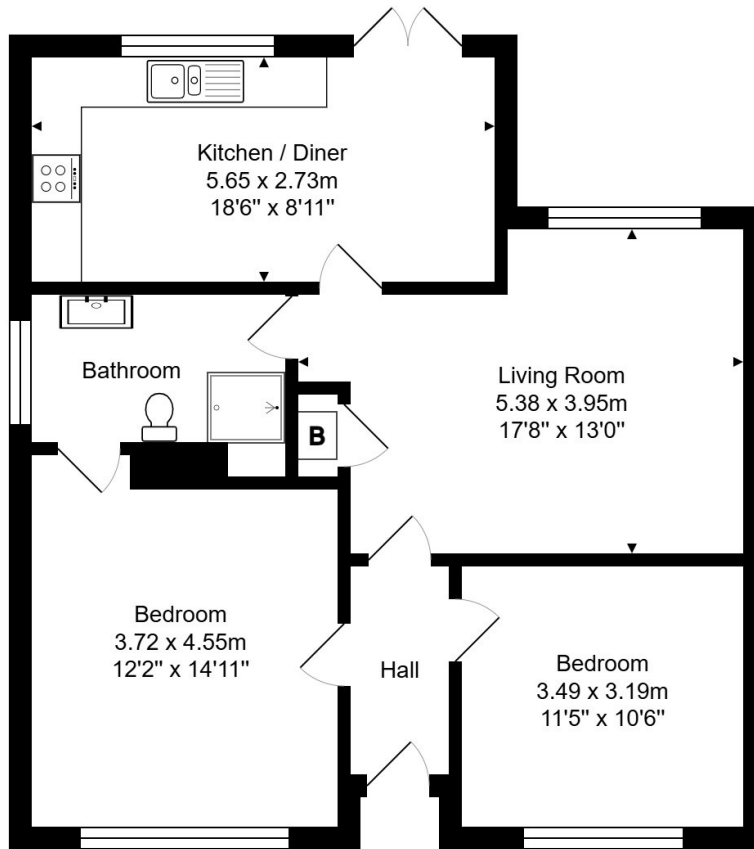
The bungalow stands in South facing gardens, with large paved sun terraces to both the side and rear, perfect for outdoor dining and to enjoy the sun or shade as required. There is a wide block paved driveway providing off street parking for a couple of vehicles.

LOCATION

87 Holcombe Close occupies a very handy and popular position, just a couple of miles from the city centre. It is within easy walking distance of the amenities in Bathampton (including the doctors surgery, café, Spa shop and post office, church, the famous 'George' public house and excellent primary school) and it is served by buses into the heart of Bath. Wonderful walks are close at hand, either in lovely woodland and open countryside, or along the Kennet and Avon Canal towards Bradford on Avon or into Bath.







Ground Floor

Total Area: 74.4 m² ... 801 ft² (excluding loft space, loft room)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
www.epcassessments.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenure: Freehold
Council Tax: (2026/27) 'E' £ 2,884.33

