



**For Sale** £695,000



**Warminster Road, Bathampton, Bath BA2 6SH**

**Three storey semi-detached house with an adventurously long garden.**

Timber cabin with log-burner | 3 Beds | 2 Recepts | Gas CH | Double glazed | Garage



**Phone:** 01225 443322 | **Email:** [property@wildandlye.com](mailto:property@wildandlye.com)



Beautifully detailed front entrance door

**An inspiring location**

The sloping rear garden is about 200 ft (61 metres) long and terraced near the house to provide private areas. Sitting in the cabin (heated by a mini log-burner), it's hard to believe that you're just up the hill about a mile from the centre of Bath. The views down the valley are far-reaching and inspiring.

There are some useful local amenities in nearby Bathampton village - two gastro-pubs, Spar shop, café, dentist and doctors' surgery. The Kennet and Avon Canal passes through the village and a toll bridge links Bathampton to Batheaston. It's a thriving village with an annual Flower Show, Primary School and two churches (Methodist and CofE).

**Tenure**

We are advised that the property is Freehold

**Council Tax**

Band D

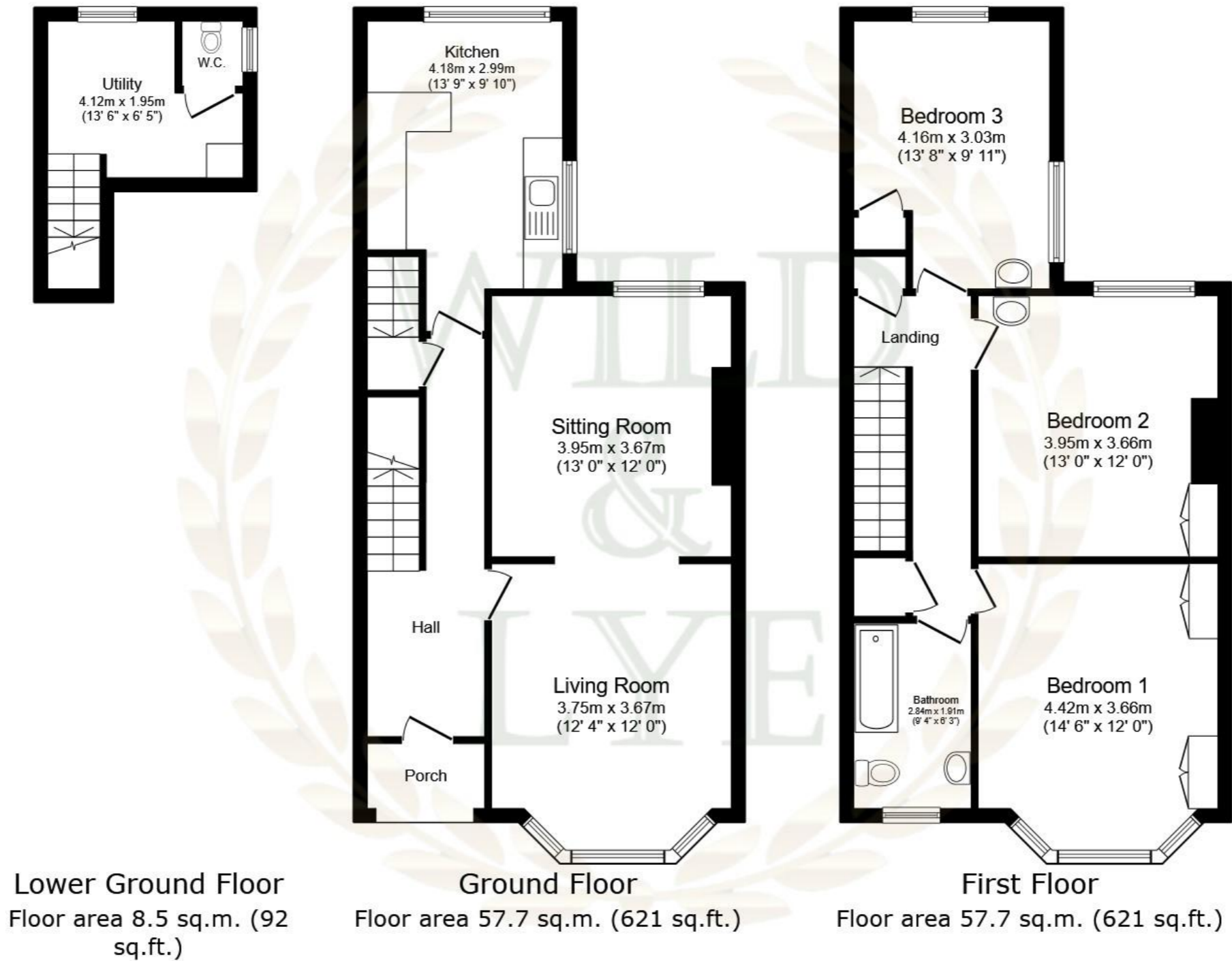
**Arrange a viewing**

01225 443322

[www.wildandlye.com](http://www.wildandlye.com)

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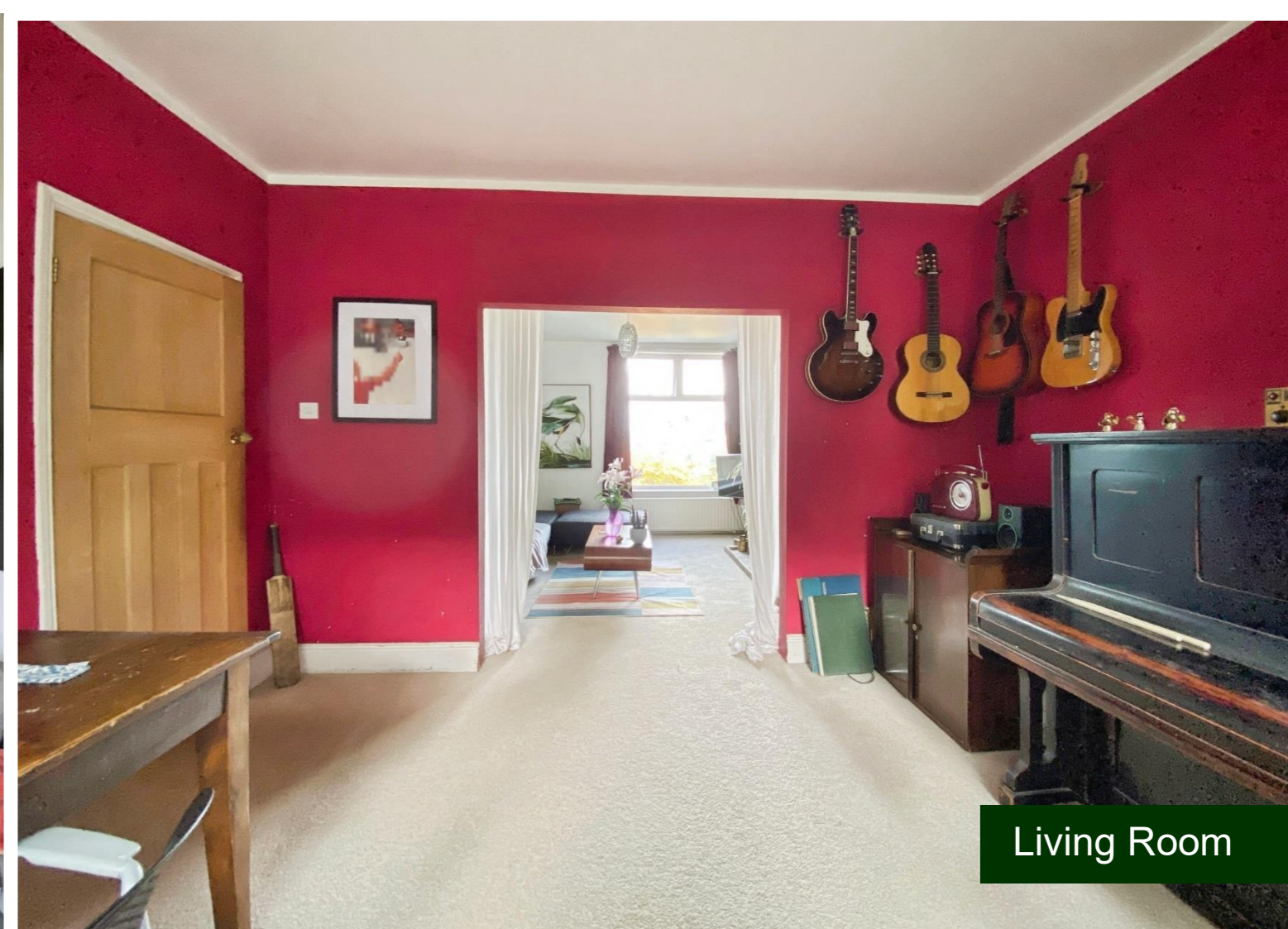
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



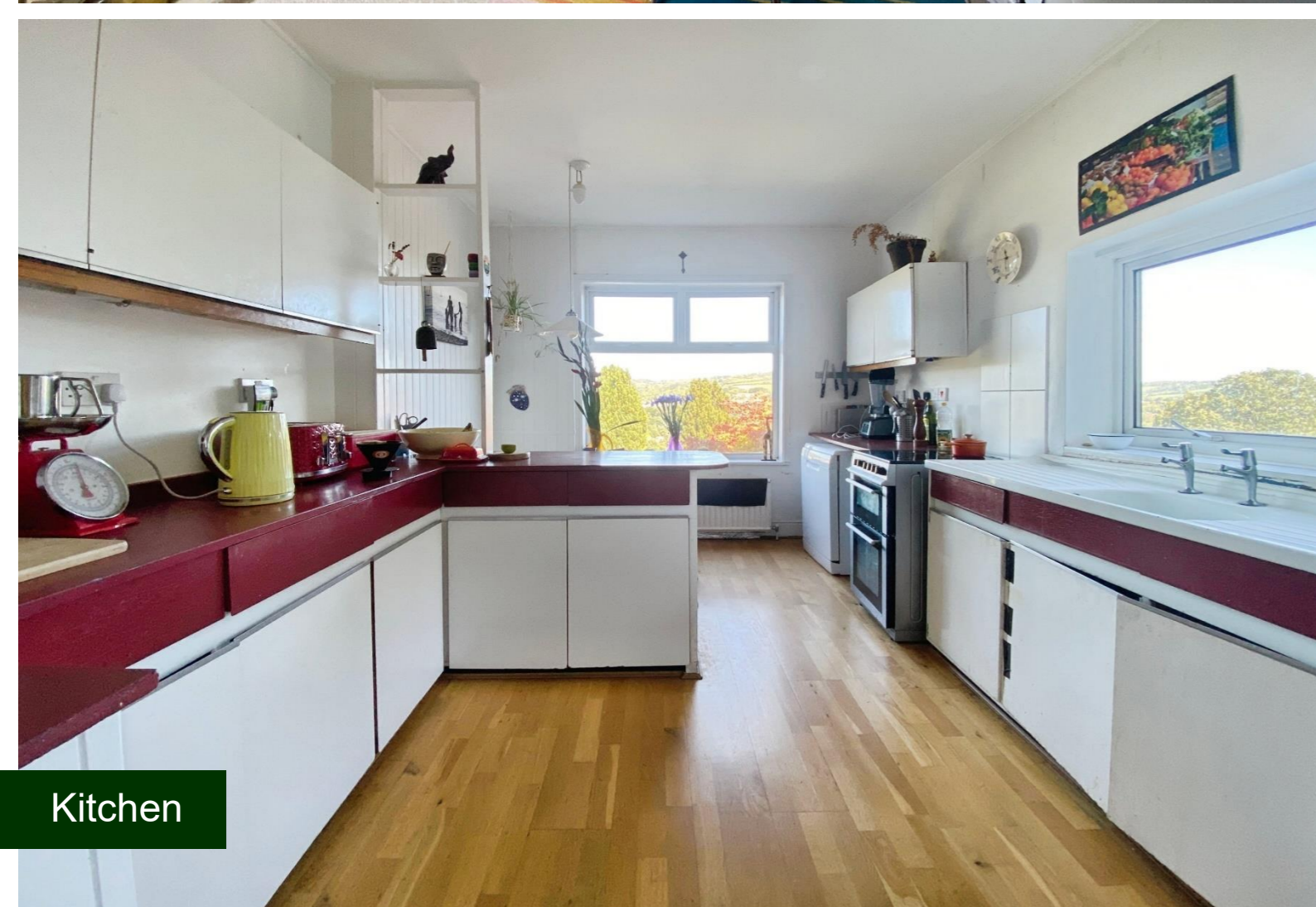
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



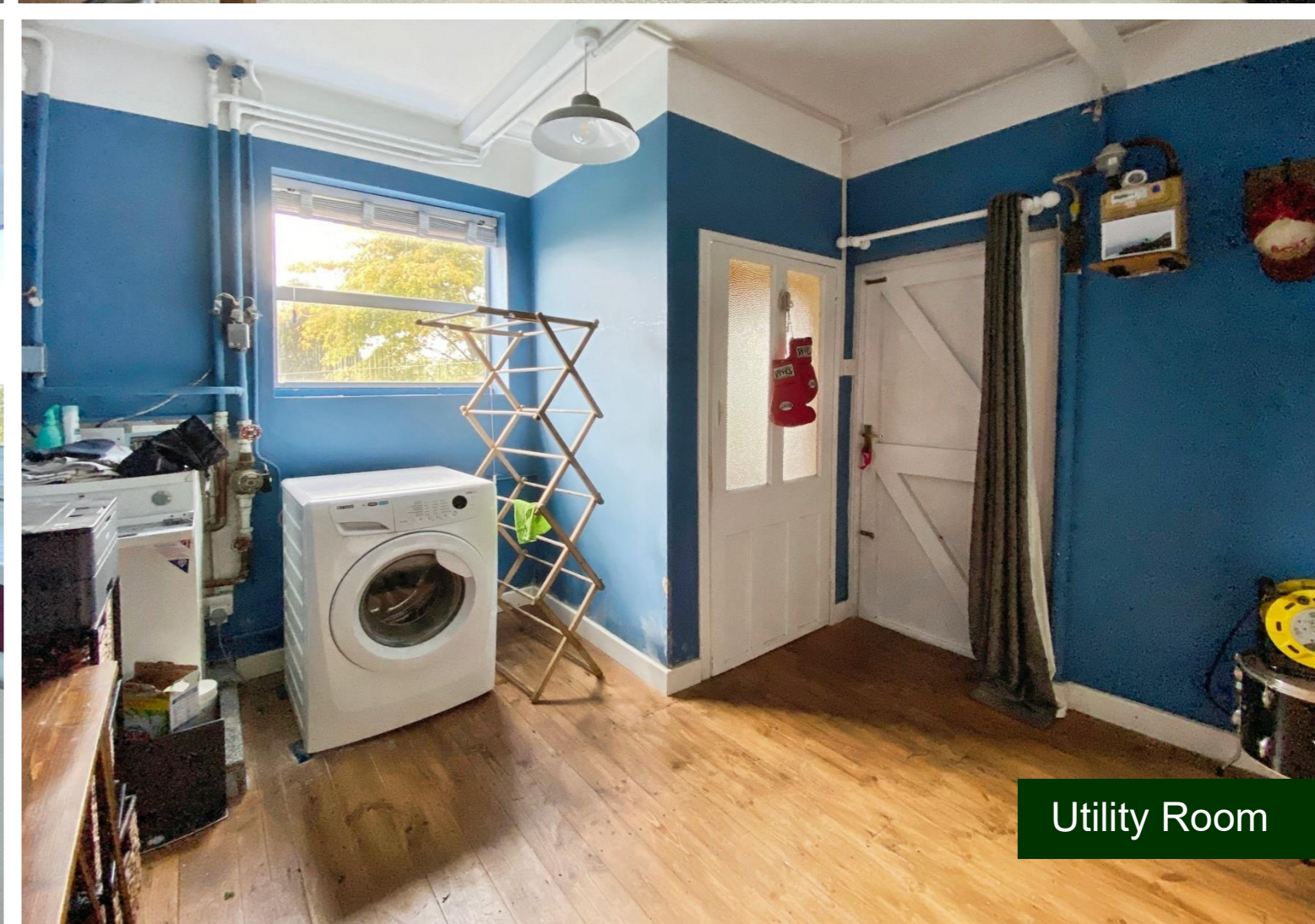
Sitting Room



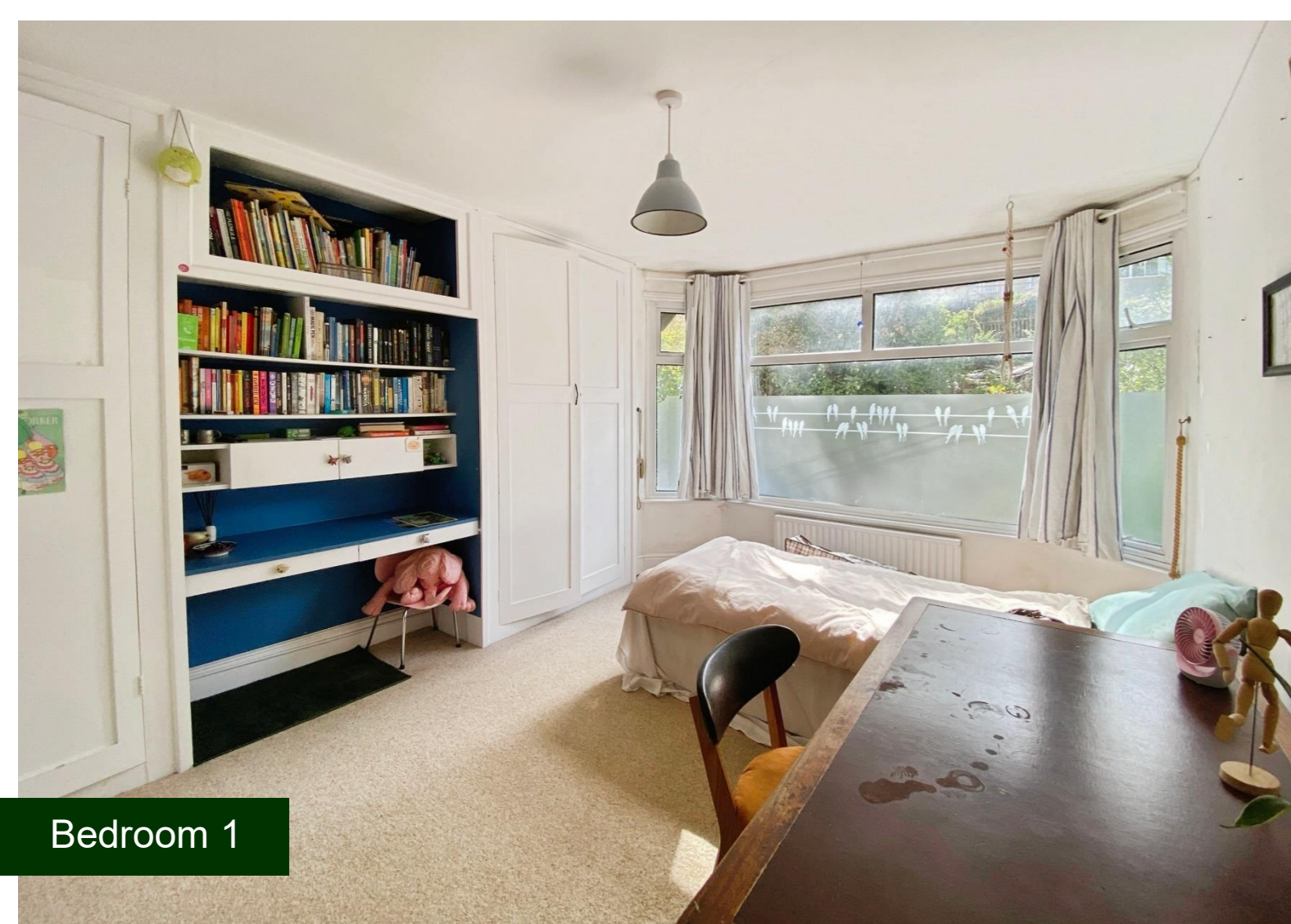
Living Room



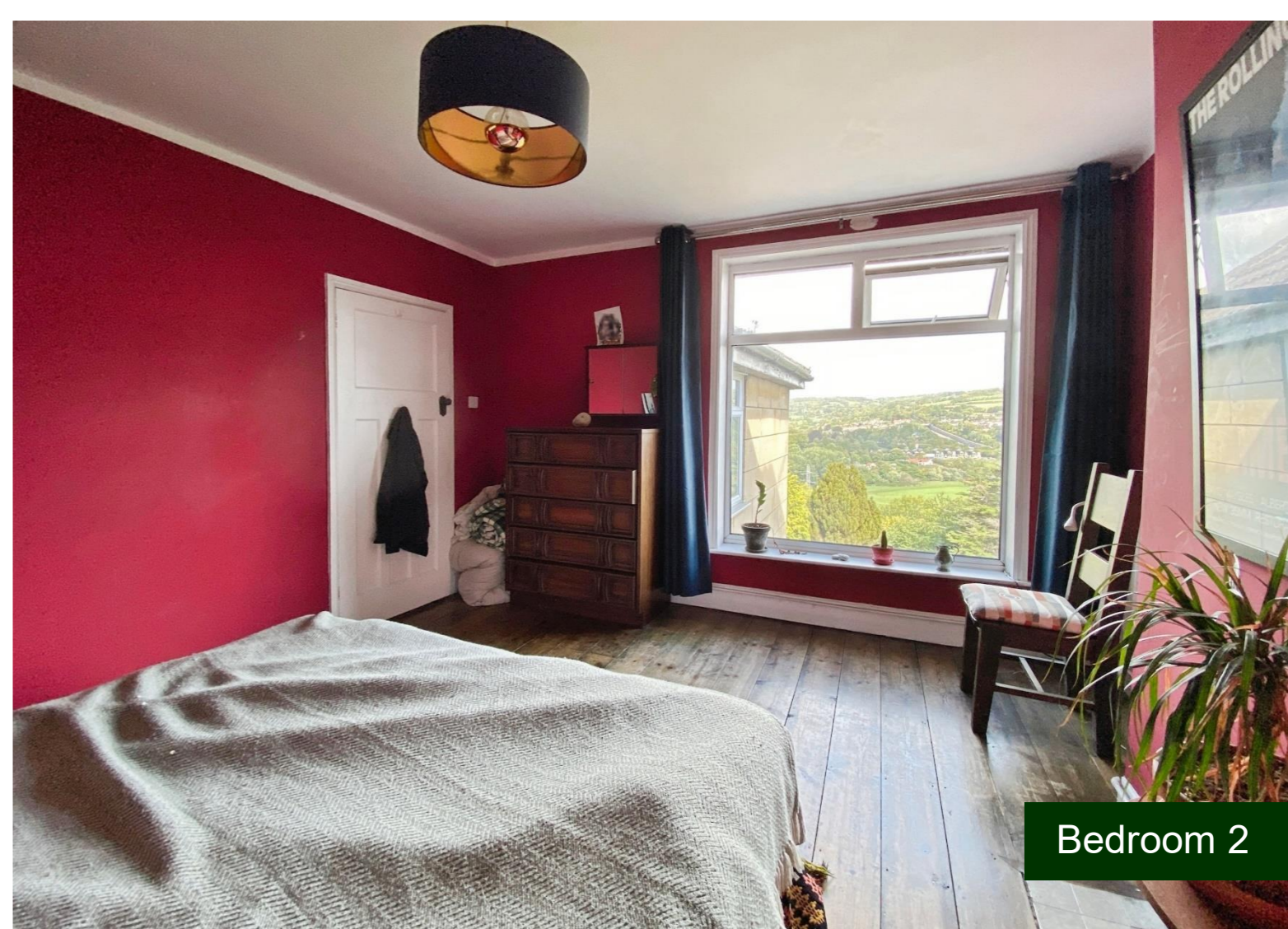
Kitchen



Utility Room



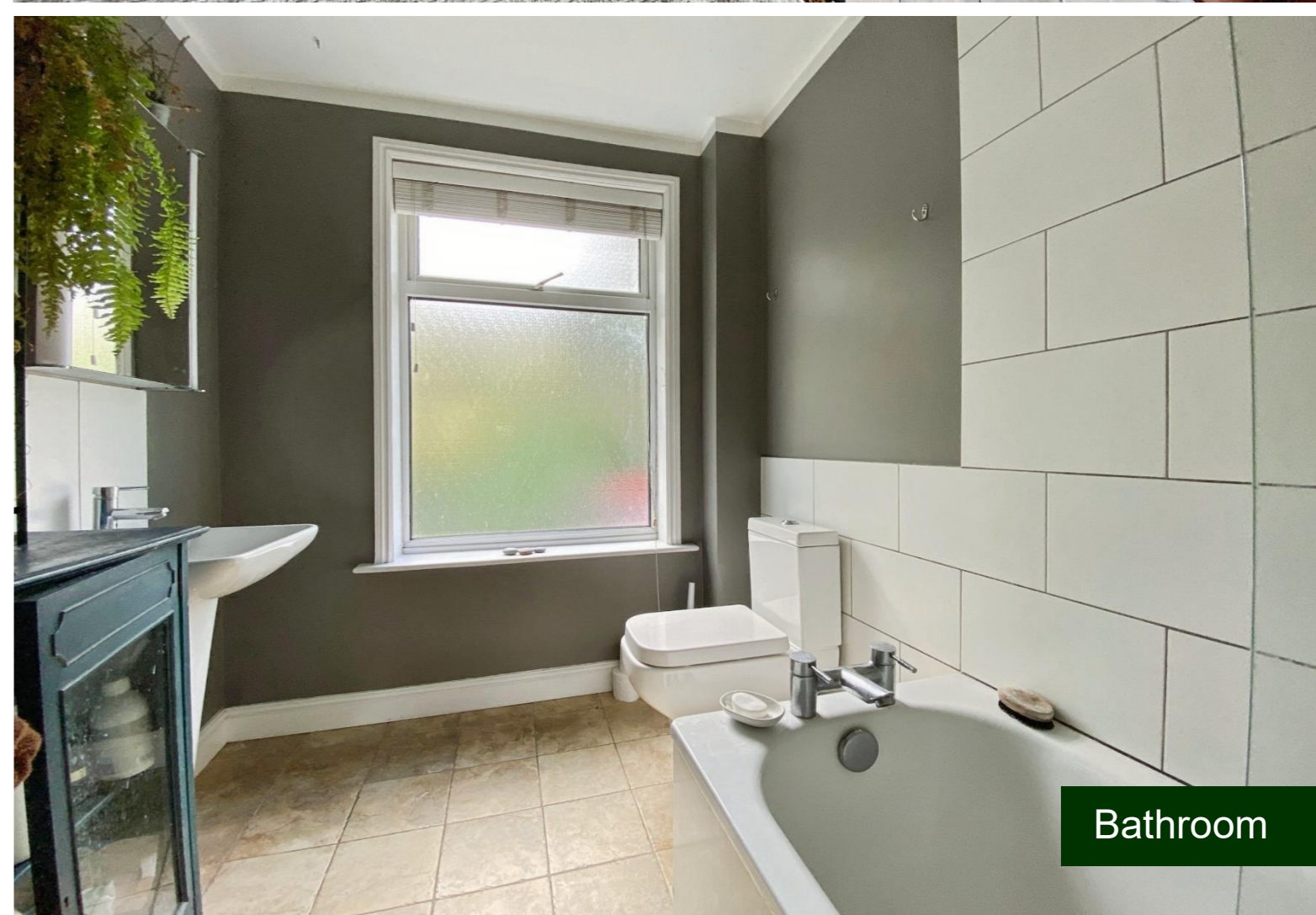
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

