



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

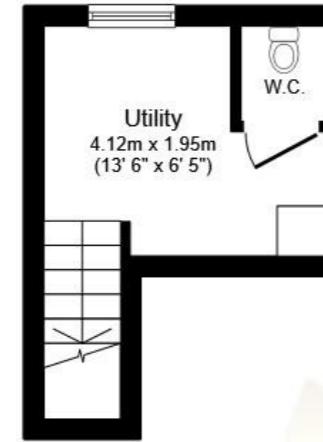
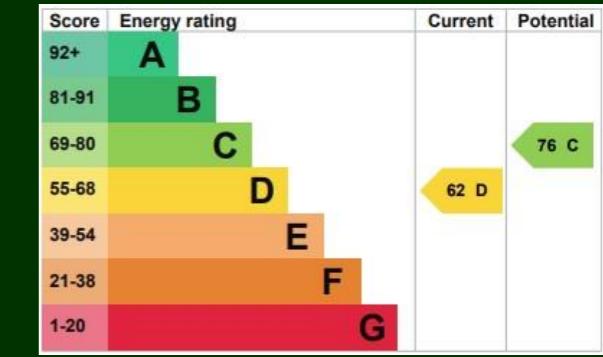
Band D

### Arrange a viewing

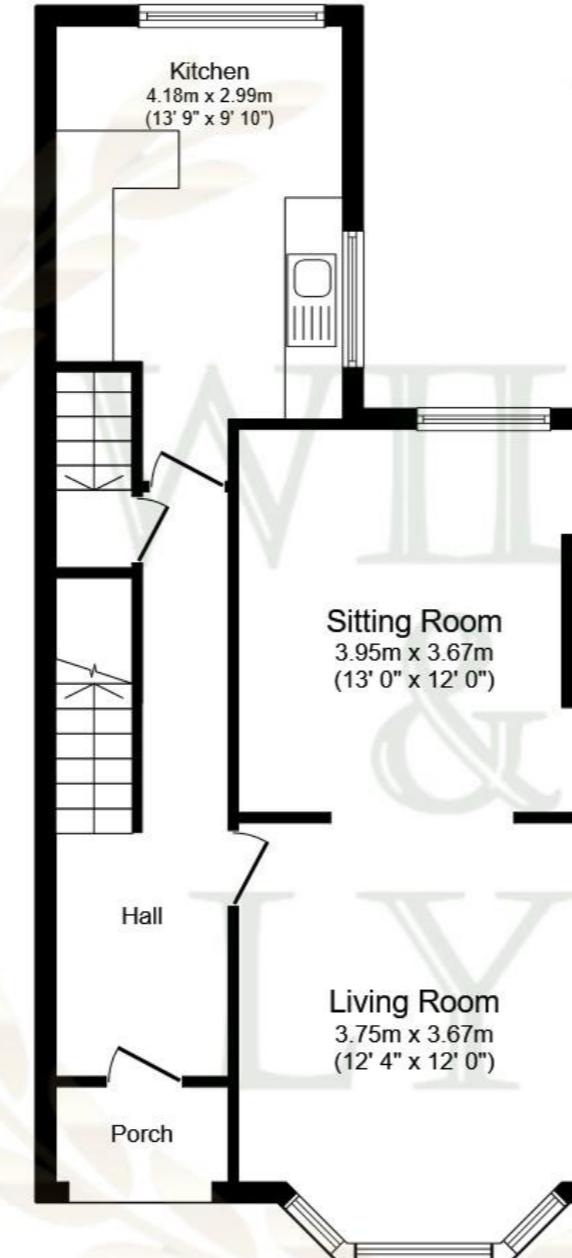
01225 443322

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

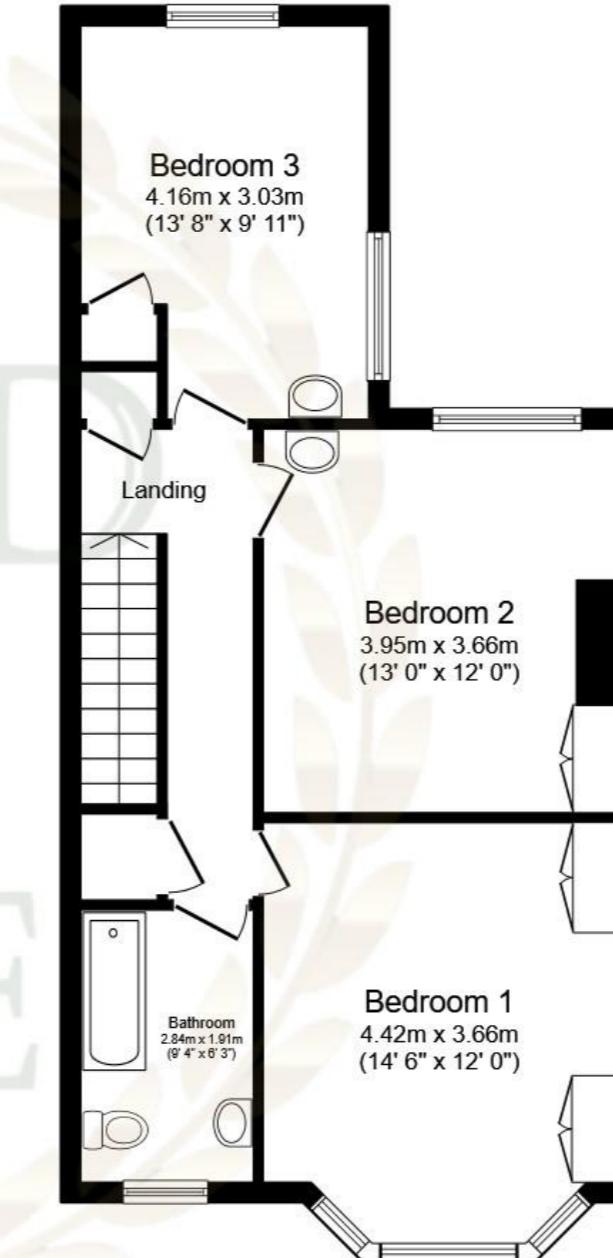
**Important Notice** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wild & Lye in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wild & Lye nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



Lower Ground Floor  
Floor area 8.5 sq.m. (92 sq.ft.)



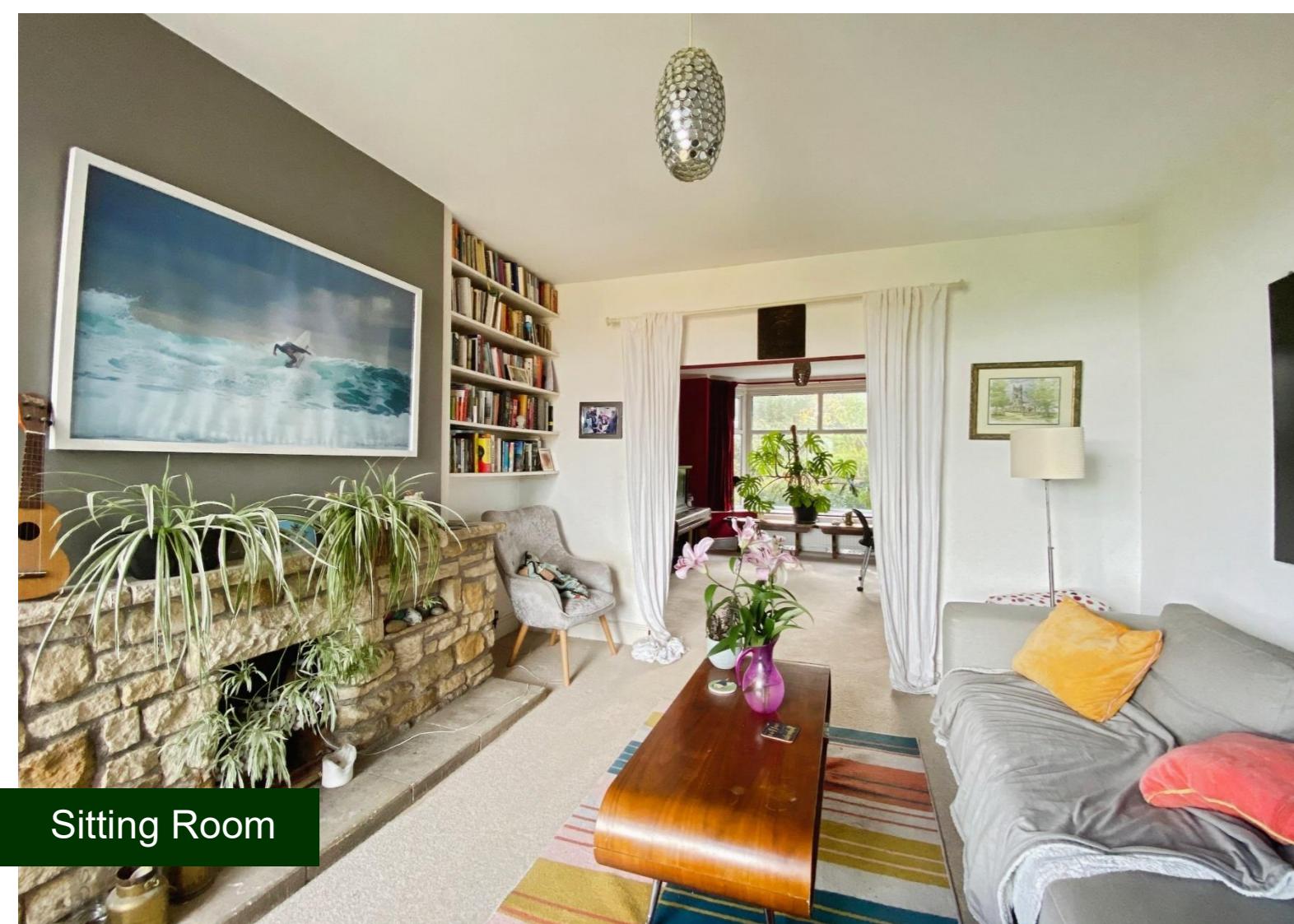
Ground Floor  
Floor area 57.7 sq.m. (621 sq.ft.)



First Floor  
Floor area 57.7 sq.m. (621 sq.ft.)

Total floor area: 124.0 sq.m. (1,334 sq.ft.)

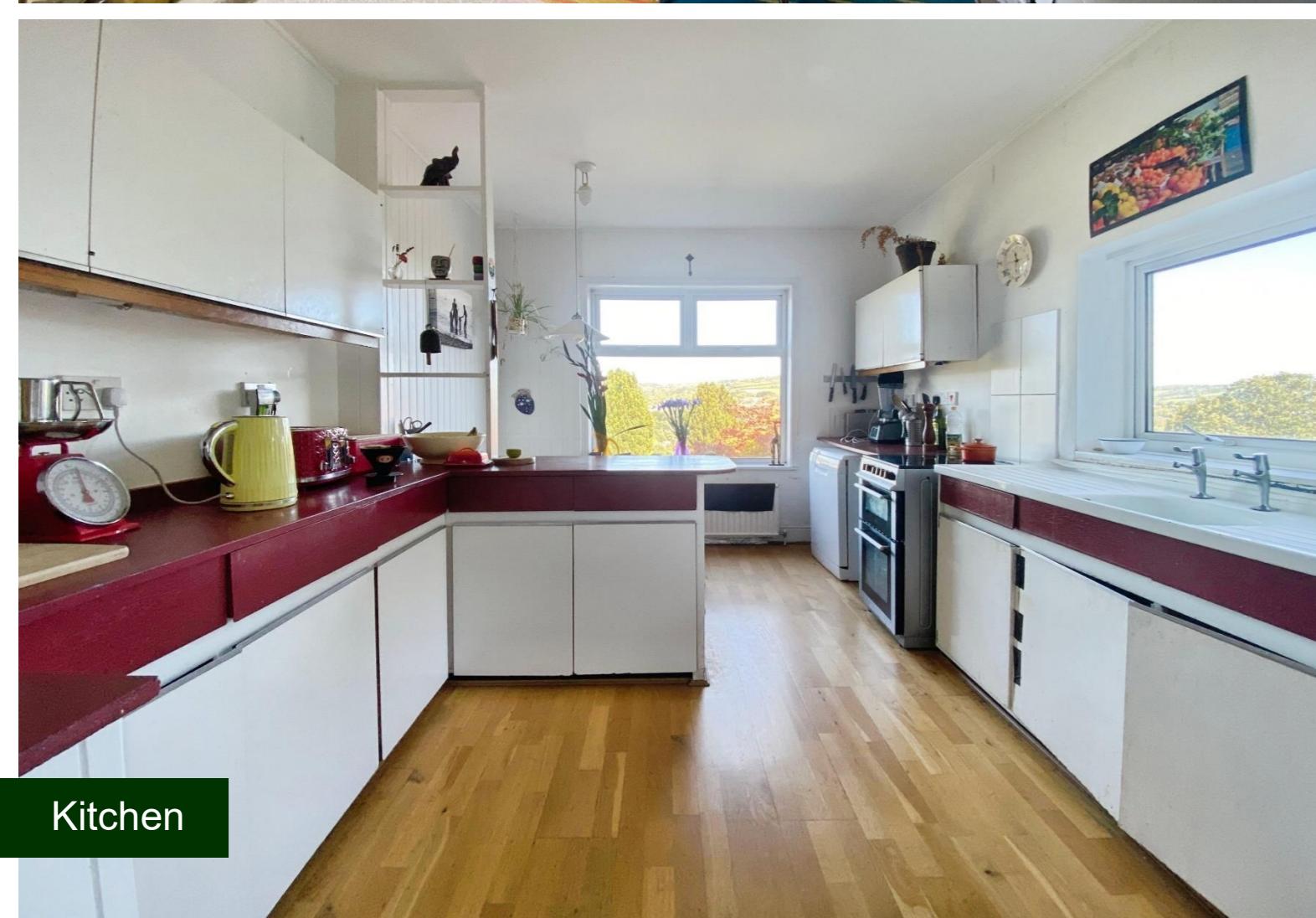
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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

