

# whiteley helyar



1,566 ft<sup>2</sup>



3/4 bedrooms



bathroom &  
en-suite shower



driveway &  
garage

Guide Price                      £700,000

55 Warminster Road, Bath, BA2 6RX

A well presented double-fronted detached chalet bungalow set well up and back from the road, offering bright and versatile accommodation, backing onto open countryside and enjoying lovely views.

### ACCOMMODATION

3 bedrooms  
bathroom  
living room  
kitchen

further bedroom/sitting room  
en-suite shower room  
dining room  
gas fired heating and extensive double glazing

### EXTERNALLY

The house stands in good size, well maintained gardens. To the rear, the garden is enclosed, runs up to the field behind and is mainly laid to lawn with paved sun terraces, fruit trees, shrubs, timber shed and a vegetable garden. There is access at the side to the front garden, again with a large paved terrace, lawn, bushes and trees, whilst a slope and steps lead down to the detached garage and driveway (providing parking for additional vehicles).

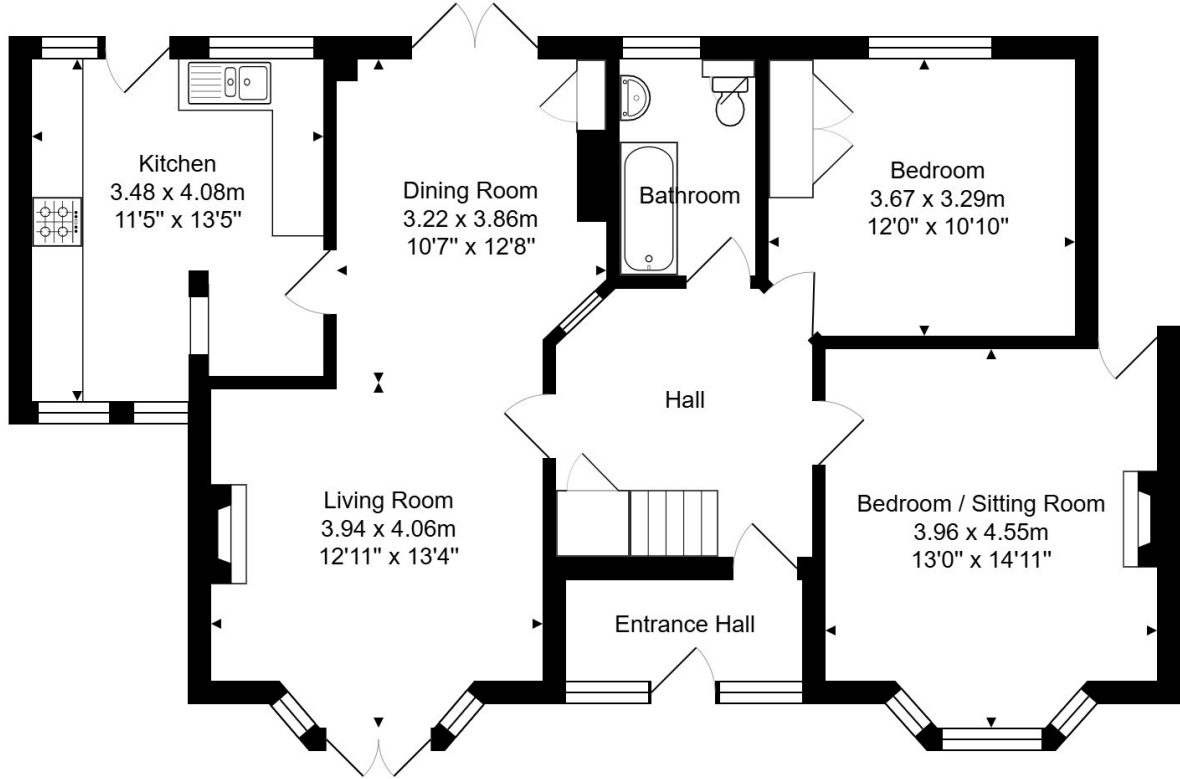
### LOCATION

55 Warminster Road occupies a highly sought after and convenient location, around 2 miles from the centre of Bath. It is within walking distance of the amenities in Bathampton (including the doctors surgery, café, church, the famous 'George' public house and excellent primary school) and is served by buses into the heart of the city. Wonderful walks are close at hand, either in the woodland and open countryside behind, or along the Kennet and Avon Canal towards Bradford on Avon or into Bath.

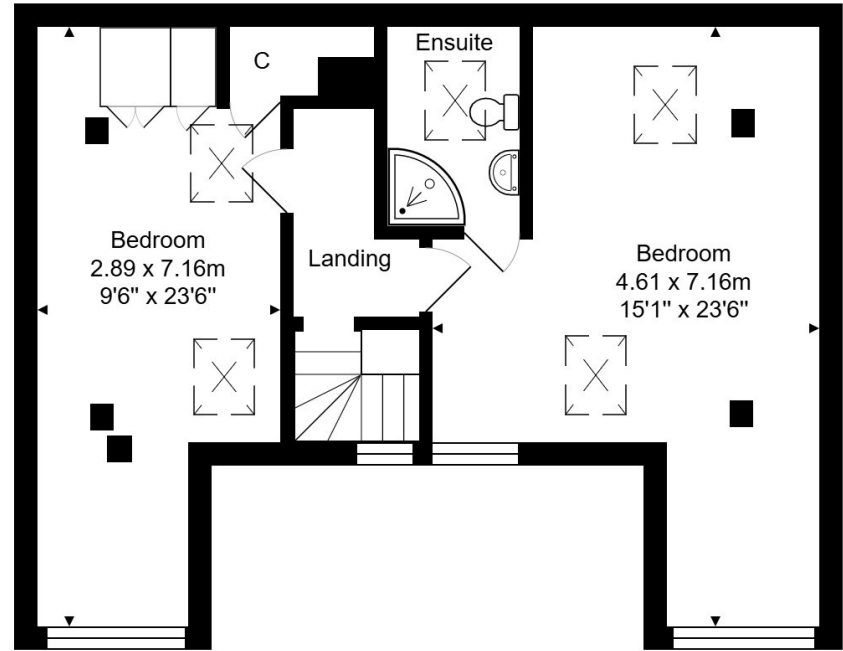




Ground Floor  
Area: 91.2 m<sup>2</sup> ... 982 ft<sup>2</sup>



First Floor  
Area: 54.3 m<sup>2</sup> ... 584 ft<sup>2</sup>



Total Area: 145.5 m<sup>2</sup> ... 1566 ft<sup>2</sup>

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](http://www.epcassessments.co.uk)

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| Very Energy Efficient    | A |         |           |
| Energy Efficient         | B |         |           |
| Decent                   | C |         |           |
| Below Average            | D |         |           |
| Poor                     | E |         |           |
| Very Poor                | F |         |           |
| Extremely Poor           | G |         |           |

England & Wales



**Tenure: Freehold**  
**Council Tax Band: 'E' - £2842.00 (2026/27)**

