



Warminster Road, Bathampton, Bath BA2 6RU

For Sale - £595,000



Superbly presented detached bungalow set in beautiful gardens which provide scope for further extension and development. Set well back from, and above, the Warminster Road with valley views. Enjoying a pleasant semi-rural setting backing onto wooded slopes and farmland. All the attractions of Bathampton village are a short walk away and Bath city centre is closer than you might think.



Entrance Hall

Property Features

Gas central heating | Double glazed windows | Garage | Large rear timber deck | Tastefully decorated throughout | Mains powered security lights and sensor lighting along the entrance pathway and steps

Bathampton

Bathampton is about 2 miles (3 km) east of Bath on the south bank of the River Avon. The Kennet and Avon Canal passes through the village and a toll bridge links Bathampton to Batheaston on the north bank of the canal. It's a thriving village with an annual Flower Show, Primary School, two churches (Methodist and CofE), two pubs, Spar shop, café, dentist and doctors' surgery.

Tenure

Freehold

Council Tax

Band E



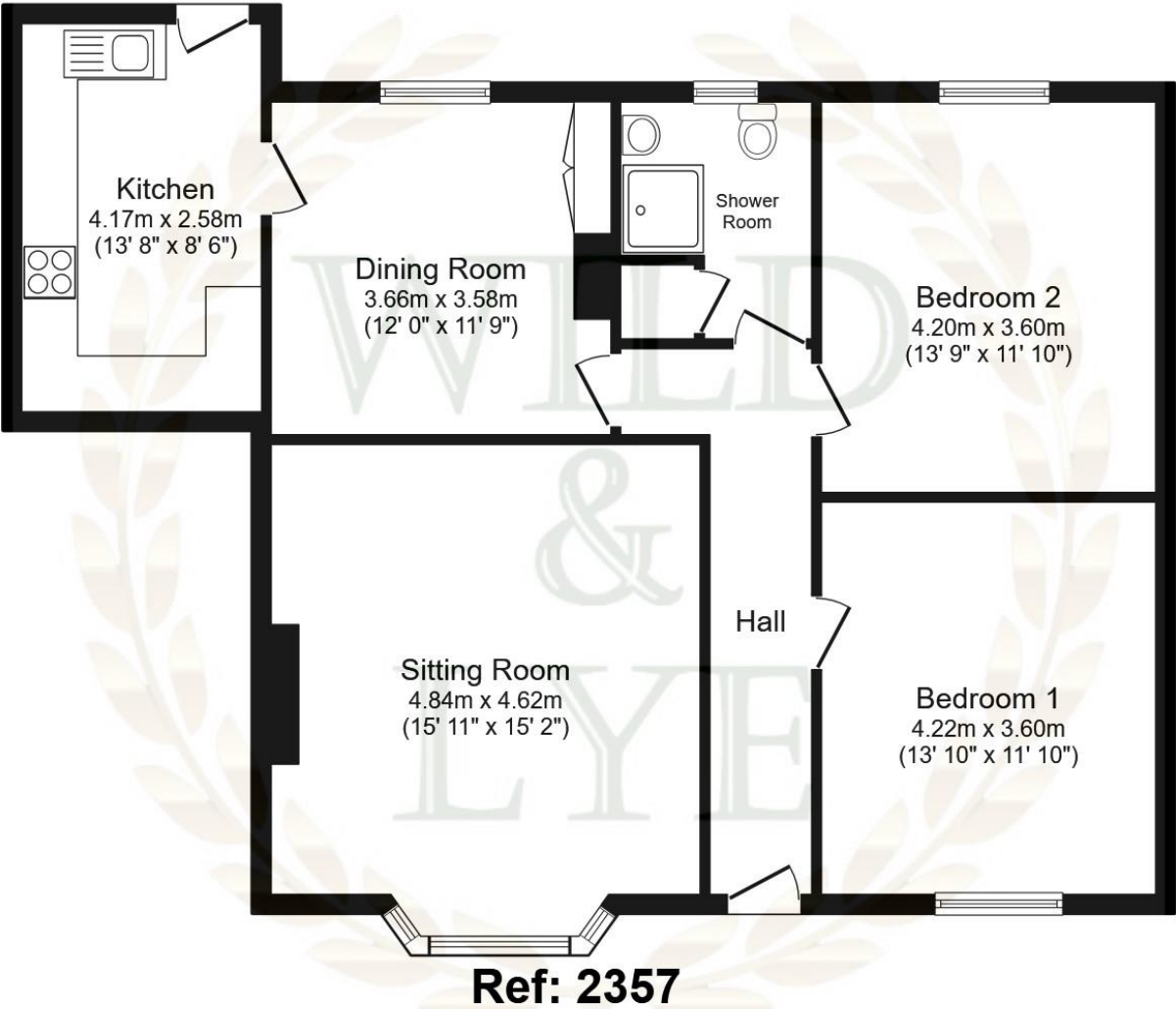
Arrange a viewing

01225 443322

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.

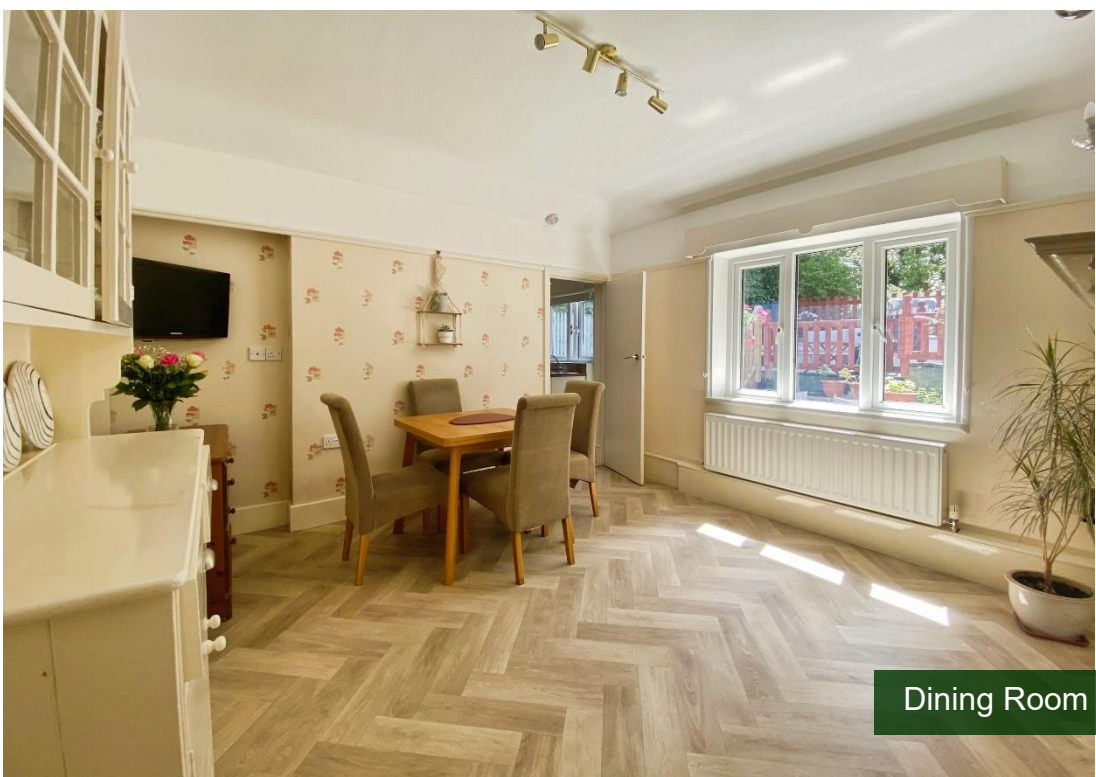
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Total floor area 93.1 m² (1,002 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

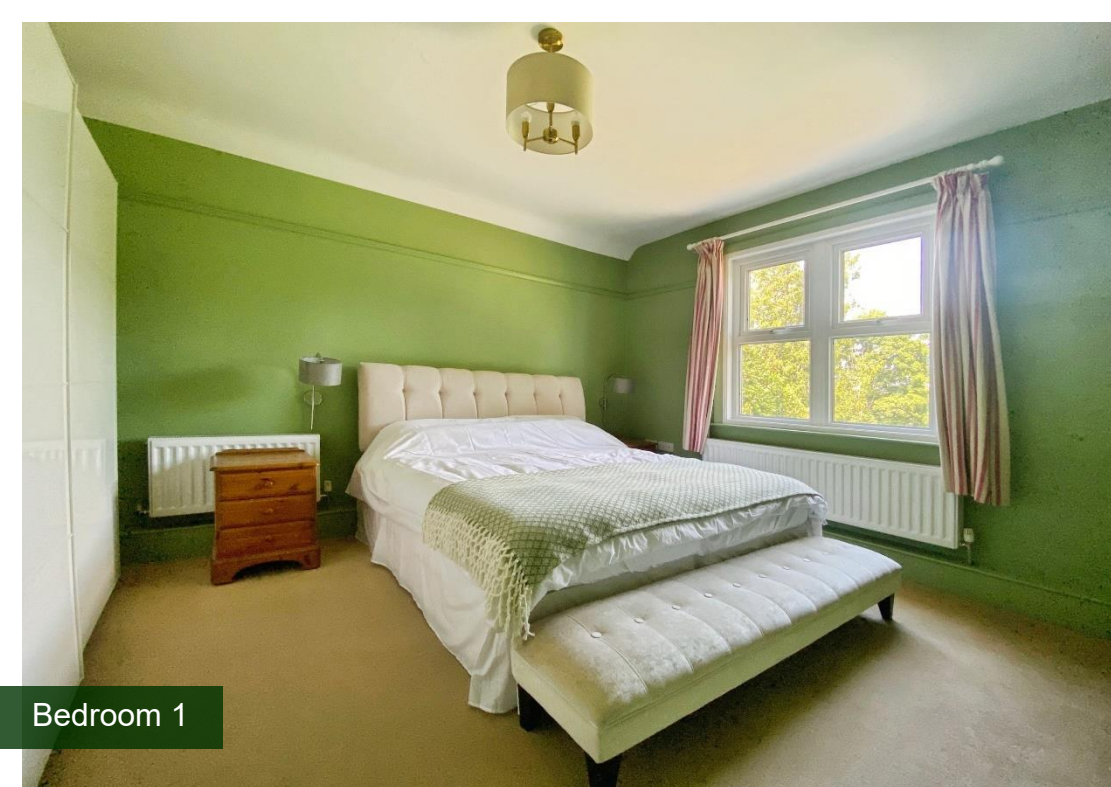


Sitting Room

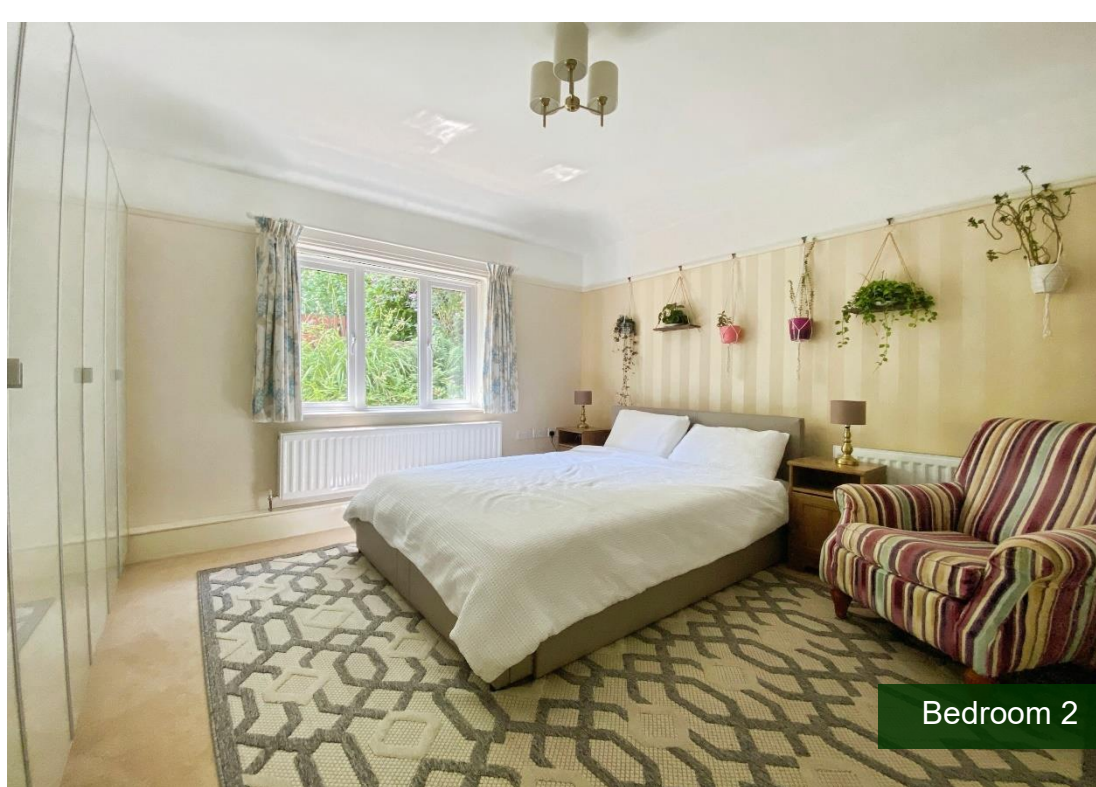


Dining Room





Bedroom 1



Bedroom 2



Rear garden

FREE
FURNITURE
REMOVAL

When you
sell your
home with

01225 443322
wildandlye.com