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47 Holcombe Close, Bathampton, Bath, BA2 6UP

• Semi detached family home • Three bedrooms • Kitchen / Dining room • Sitting room • Downstairs WC • Utility room • Enclosed rear garden • Driveway parking & Garage • No onward Chain • Desirable location

Price guide £525,000

Location
Holcombe Close is pleasantly situated within the highly regarded village of Bathampton, approximately two miles to the east of Bath city centre and particularly well placed for enjoying both the amenities of the city and the surrounding countryside. The village has a strong community feel and offers a useful range of day-to-day amenities, including a local shop and post office, café, doctors' surgery, parish church and primary school, while The George Inn occupies an attractive canalside setting nearby. The Kennet & Avon Canal passes through the village and provides an excellent walking and cycling route into Bath in one direction and towards Bathford and Bradford-on-Avon in the other, while a network of footpaths gives ready access to the surrounding countryside and nearby hills.

Bathampton is also well positioned for commuters and families, with regular bus services into Bath city centre and straightforward road access via the A36 towards Bath, Warminster and the wider regional road network. Bath itself offers an extensive range of shopping, cultural, leisure and educational facilities, together with Bath Spa railway station providing direct services to London Paddington, Bristol and destinations further afield. The combination of village surroundings, countryside access and close proximity to Bath makes Bathampton an enduringly popular residential location.

Internal Description
The property is approached through an enclosed entrance porch, with a further internal door opening into the main accommodation. Positioned to the front is a well-proportioned sitting room, where a broad bay window brings in plenty of natural light and provides an attractive outlook across the front of the property. To the rear is a generous open-plan kitchen and dining room which forms the principal everyday living space, with the kitchen fitted with a range of wall and base units together with an island unit, integrated dishwasher and cooking appliances. The adjoining dining area provides ample space for a family dining table, while French doors open directly onto the rear garden, creating a good connection between the house and outside space. Beyond the kitchen is a useful separate utility area, together with a ground-floor cloakroom.

The first floor provides three bedrooms and the family bathroom. The principal bedroom is positioned to the front and benefits from a bay window and built-in wardrobe, while the second is another comfortable double bedroom overlooking the rear garden with views beyond. The third bedroom provides a versatile additional room which could work equally well as a child's bedroom, nursery or home office. Completing the accommodation is a family bathroom fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

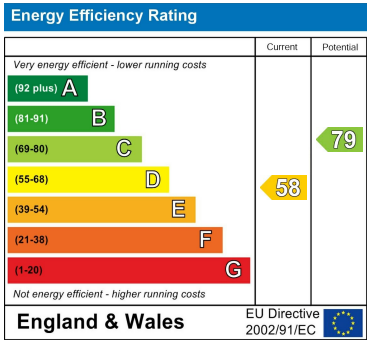
External Description
To the front of the house is driveway parking together with access to the garage, providing useful additional parking and storage. The rear garden is arranged over a series of tiers, creating a number of distinct areas for outdoor use, with the upper levels predominantly paved to provide generous spaces for seating, dining and entertaining, while the lower section is laid to lawn. French doors from the kitchen and dining room provide direct access onto the garden, making the outside space particularly accessible from the main living accommodation.

Additional Information
Tenure - Leasehold - remainder of a 999 year lease from 1954
Council Tax Band - D
Epc Rating - D

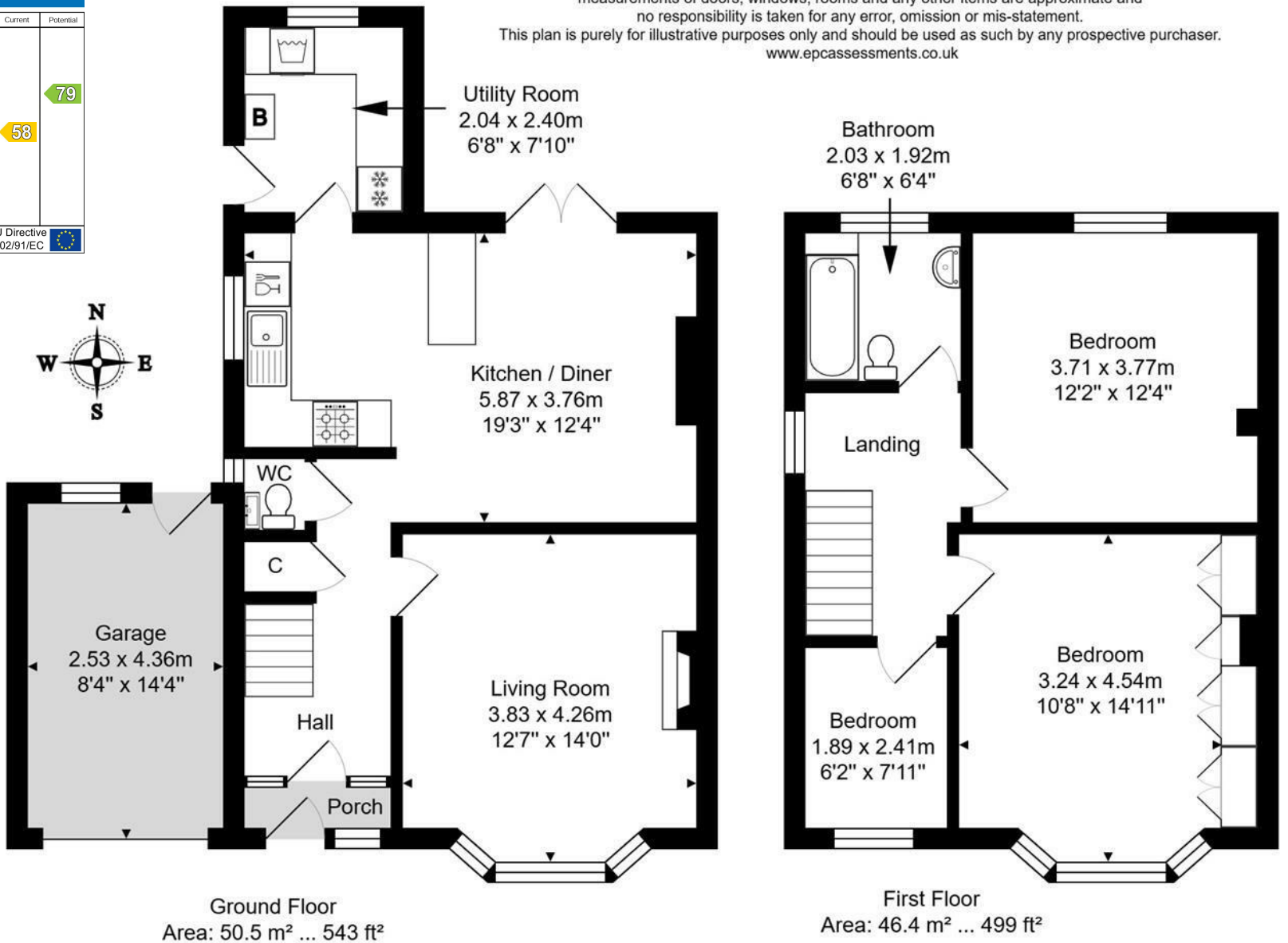
Agents Note
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Total Area: 96.8 m² ... 1042 ft² (excluding porch, garage)

















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