

# whiteley helyar



733 ft<sup>2</sup>



2/3 bedrooms



shower room



driveway  
parking

Guide Price                      £425,000

32 Warminster Road, Bathampton, Bath, BA2 6SA



An attractive semi-detached bungalow enjoying a pleasing open outlook in this most convenient and popular location. Standing in good gardens, the property offers versatile accommodation with scope to extend, subject of course to the necessary consents.

### ACCOMMODATION

2 bedrooms  
shower room  
sitting room with fireplace  
gas fired heating

dining room/bedroom 3  
kitchen  
large undercroft  
double glazing

### EXTERNALLY

To the front of the property is a pretty lawned garden together with a driveway providing off road parking and leading to the detached outbuilding/store. The rear garden is again mostly laid to grass and well tended, enclosed, with various mature bushes, ornamental shrubs, trees and flower beds. There is a large paved terrace and access to the undercroft areas.

### LOCATION

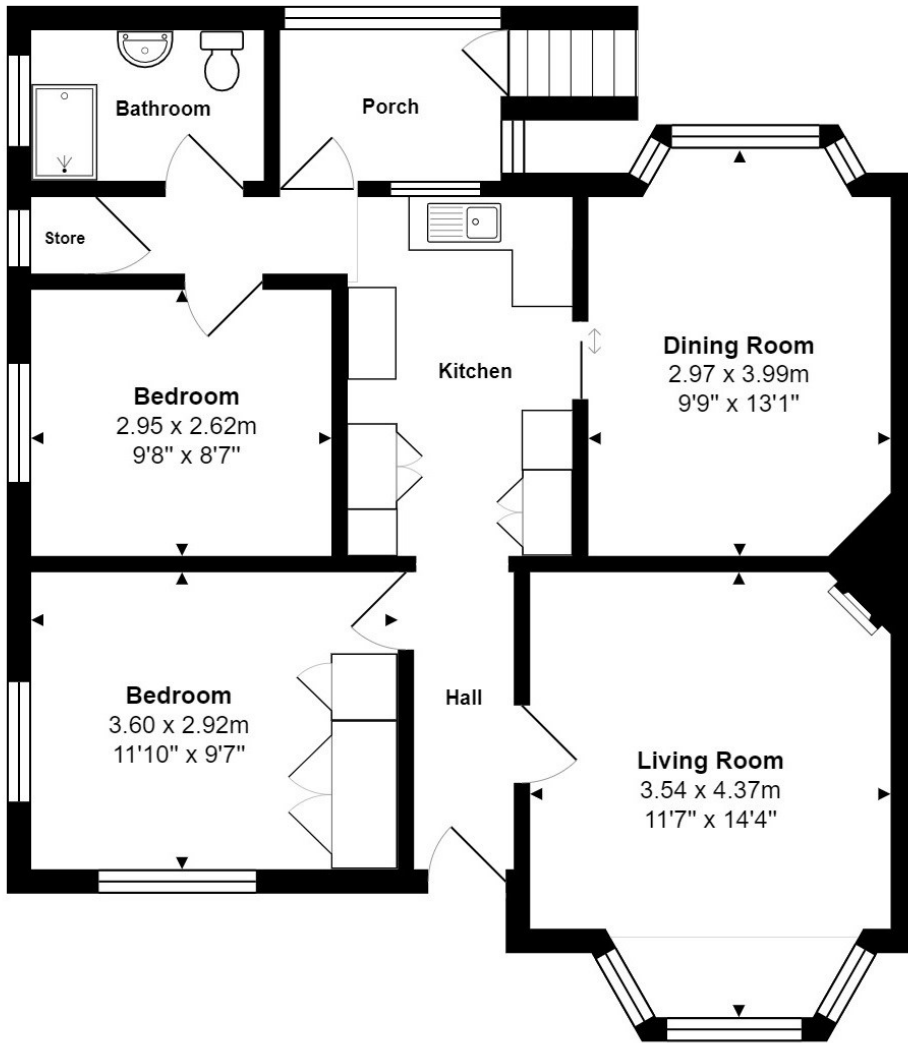
The village of Bathampton is, quite rightly, highly sought after. The doctors surgery, café, Post Office, Spar, 'outstanding' primary school, children's playground, church, regular bus services and the famous 'George' and Bathampton Mill public houses are all within a short stroll, yet delightful walks in the surrounding countryside - through open fields, up towards Hampton Down or along the side of the Kennet and Avon canal (either towards Bradford-on-Avon or into the city) are close to hand. The centre of Bath is about 1½ miles away, easily accessible by car, bus or even along the towpath.











Total Area: 68.1 m<sup>2</sup> ... 733 ft<sup>2</sup> (excluding undercroft store, undercroft)

IMPORTANT NOTICE: This floor plan is intended to support potential buyers/tenants to better visualise a property's internal layout. It should be used in conjunction with marketing images to create a sense of the inside spaces. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only. Not drawn to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		83
(61-81)	B		
(39-60)	C		70
(15-38)	D		
(9-14)	E		
(1-8)	F		
0	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tenure:** Freehold  
**Council tax band:** D = £2,139.67pa

