



£2,250 PCM


Holcombe Close, Bath, BA2



A well-presented three-bedroom semi-detached home situated in the highly desirable village of Bathampton. Offered on an unfurnished basis, the property will be available from 1st August.

Bathampton is a sought-after village located approximately two miles north-east of Bath city centre. Renowned for its strong sense of community, the village offers an excellent range of local amenities, including an Ofsted-rated Outstanding primary school, doctor's surgery, dental practice, café, Spar convenience store and parish church. Residents can also enjoy a variety of scenic walks along the nearby Kennet & Avon Canal and surrounding countryside. Regular bus services provide convenient access to Bath city centre via Bathampton Lane and the A36.

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About the property

The property is entered via an enclosed porch with a secondary internal entrance door leading into the main accommodation. To the front of the property is a bright and welcoming sitting room, featuring a bay window that allows for an abundance of natural light.

To the rear, the property benefits from a spacious open-plan kitchen/dining room. The kitchen is fitted with a range of wall and base units and incorporates an island unit, integrated dishwasher, and cooker with hob and extractor hood. The dining area provides ample space for a family dining table and enjoys direct access to the garden via French doors. Adjoining the kitchen is a separate utility area, complete with fridge/freezer and washing machine, together with a convenient ground floor cloakroom.

On the first floor, there are three bedrooms comprising two doubles and one single. The principal bedroom features a built-in wardrobe and attractive bay window to the front aspect. The second double bedroom overlooks the rear garden and enjoys pleasant views beyond. The third bedroom is ideally suited as a child's bedroom, nursery, or home office. The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin, and WC.

Externally, the rear garden is arranged over three tiers. The upper two levels provide generous patio areas, ideal for outdoor dining and entertaining, while the lower tier is laid to lawn.

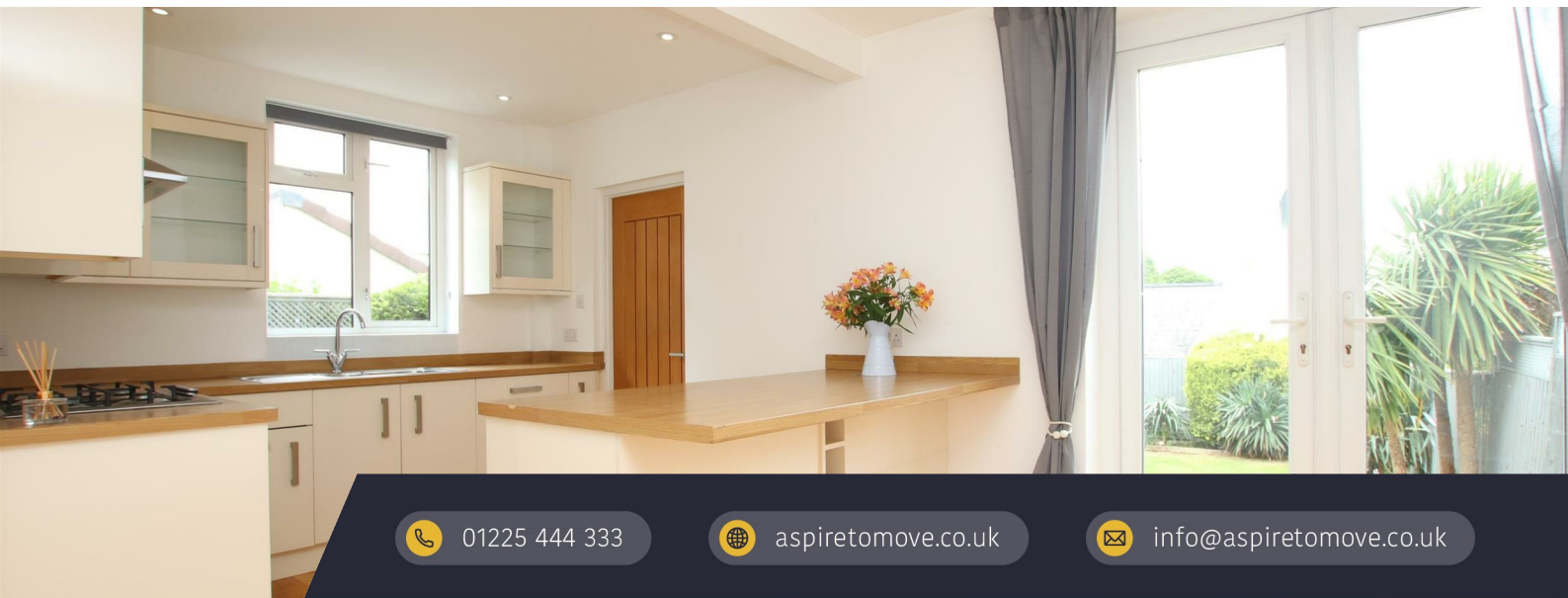
Further benefits include a garage and driveway parking. Offered unfurnished and available from 1st August, the property would ideally suit a professional couple or family. Pets will be considered.

Council Tax Band D – £2,359.90 per annum.

Council tax band: D

£2,250 PCM

- Three-bedroom semi-detached house in the sought-after village of Bathampton
- Offered unfurnished
- Suitable for a professional couple or family
- Holding deposit: £519
- Tiered rear garden with patio areas and lawn
- Garage & Driveway parking
- Kitchen with island unit, integrated dishwasher, cooker, hob and extractor hood
- Available 1st August
- Council Tax Band D (£2,359.90 per annum)



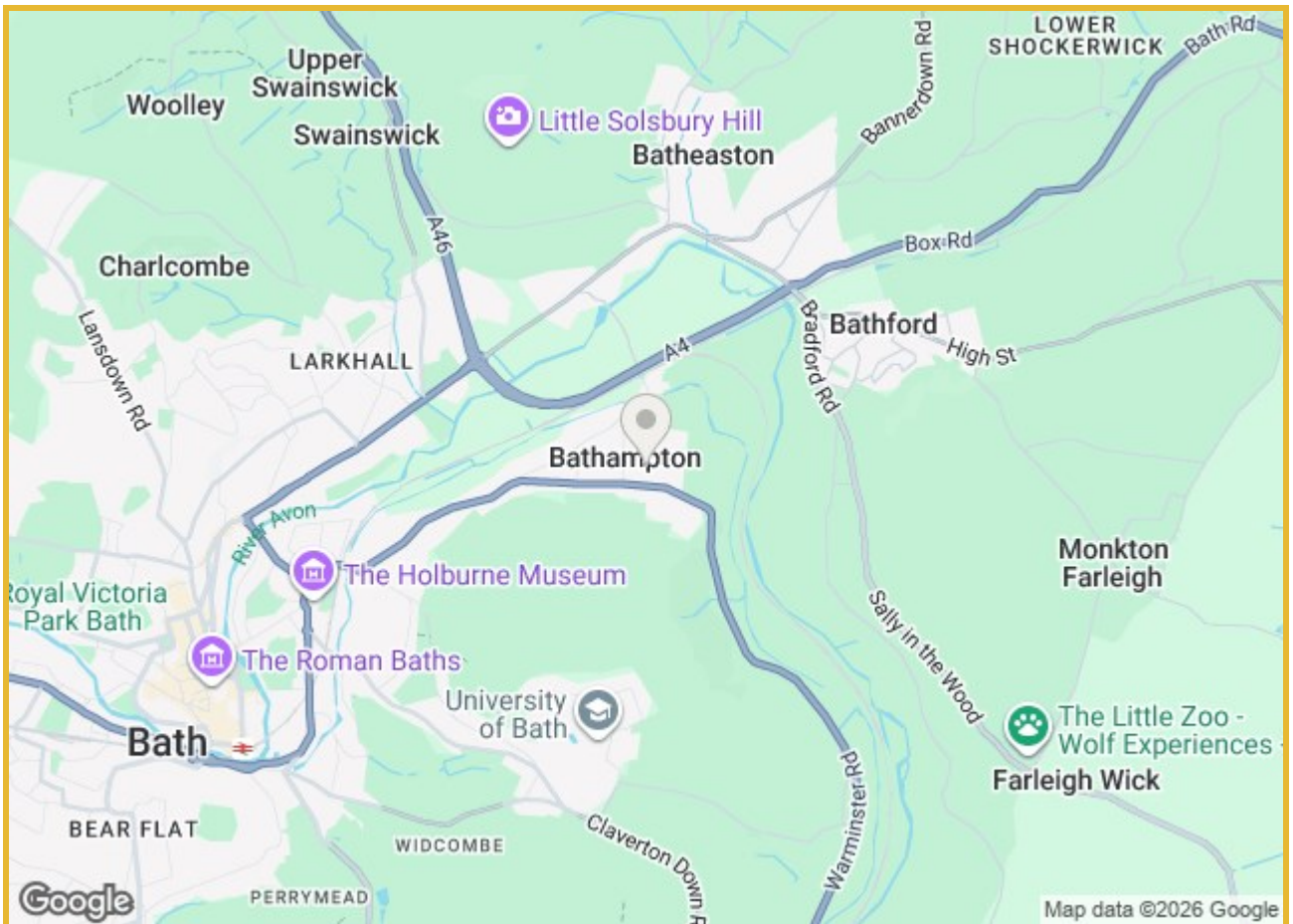
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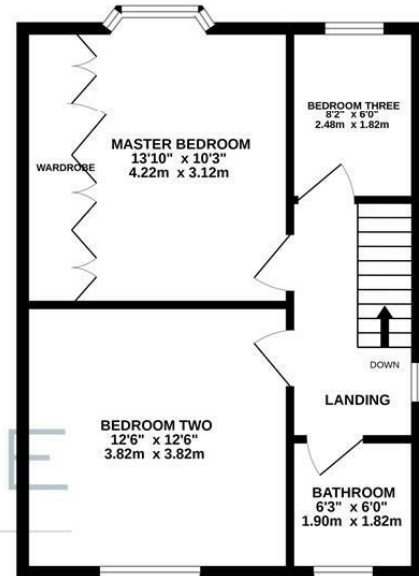


Floor Plan

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



HOLCOMBE CLOSE, BATH, BA2

TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			