



ASPIRE TO MOVE



Holcombe Lane, Bathampton, Bath, BA2

Video and physical viewings available. Three/four bedroom terraced house located in Bathampton. The property is offered unfurnished and is available now.

Bathampton is a highly sought after village located just 2 miles north east of Bath city centre. It offers a flourishing community with an excellent range of amenities, including an outstanding Ofsted primary school, a doctor's surgery, dental practice, cafe, Spar and church. Many picturesque walks can be enjoyed along the nearby Kennet and Avon Canal. There are regular bus links into the city from Bathampton Lane and the A36.

£1,850 PCM

Holcombe Lane, Bathampton, Bath, BA2

- Three/four bedroom house
- Rear garden
- Holding deposit: £426
- Council tax band B
- Video viewing available
- On street parking
- 12 month initial contract
- New carpets and painting
- Unfurnished
- Pets considered

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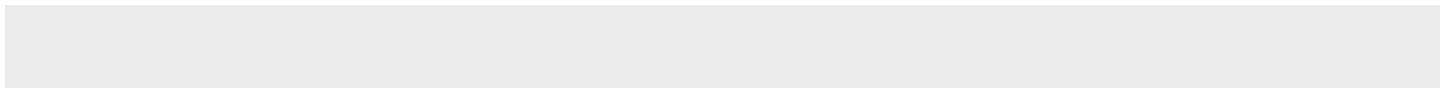
On entering the property there is an entrance hallway with stairs leading up. To the left there is a living room with bay window. The kitchen, dining room is open plan and in the kitchen there is base and wall units, oven, hob and space for fridge freezer, washing machine. Also downstairs is another reception room and back door giving access to the garden.

Upstairs the property features new carpet and painting throughout. On the first floor there are three bedrooms, all of which are doubles and a bathroom. The bathroom has a shower over bath, WC and sink. On the second floor there is an attic room with lovely views.

There is a good sized garden to the rear with access via an archway. The property is available now and offer unfurnished. The property would best suit a professional couple or family. Pets considered.

Council tax band B: £1664.20





Floor Plan



HOLCOMBE LANE, BATH, BA2
TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC