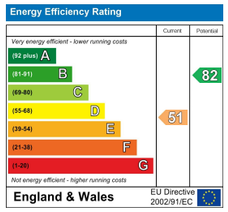

175 Holcombe Lane, Bathampton BA2 6UU
Gross Internal Area (Approx.)
125 sq m / 1,348 sq ft
(Incl. areas of restricted height)

Ground Floor

First Floor

KEY
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
happytohelp@zestlovesproperty.com
01225 481010

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

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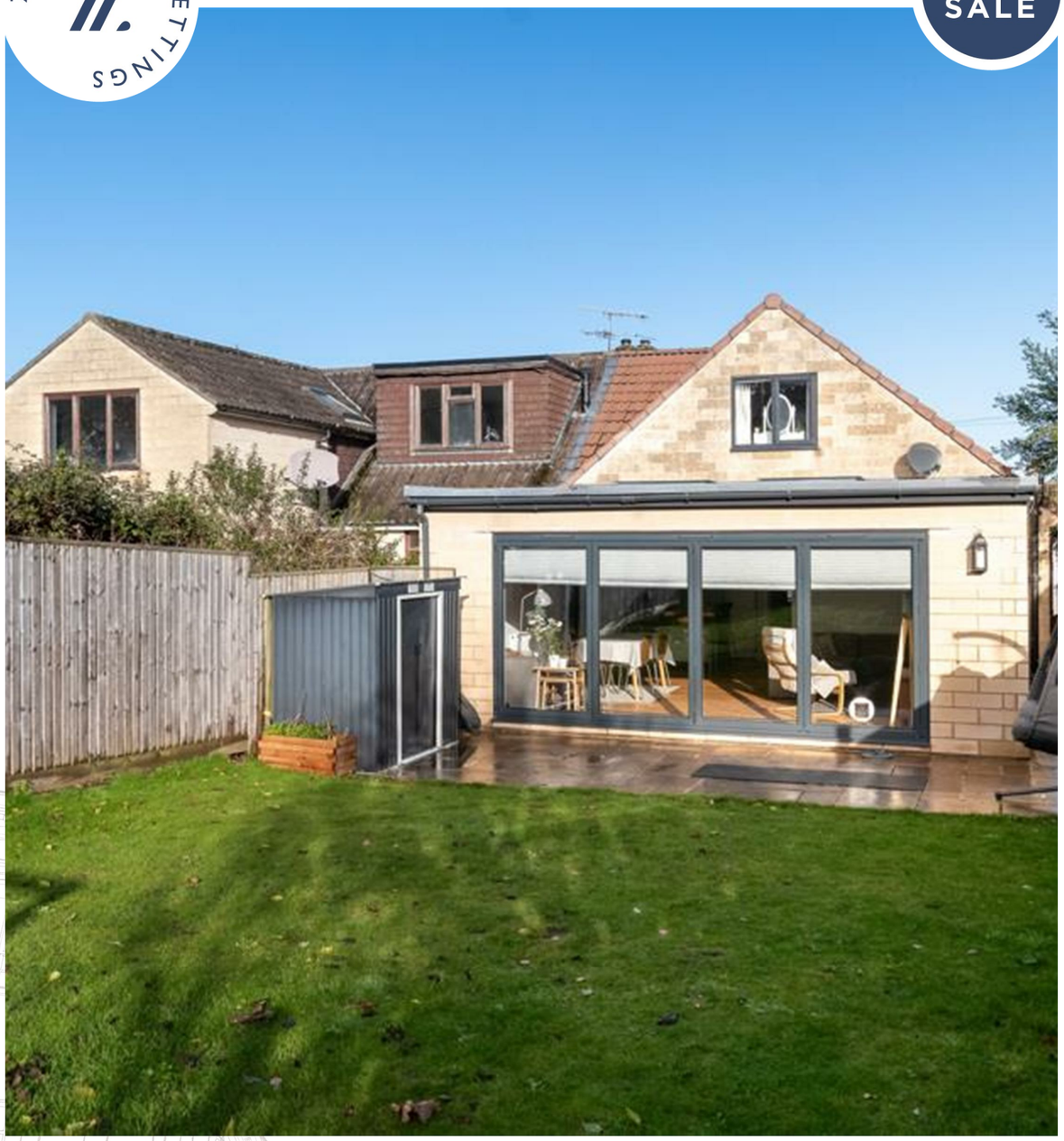
FOR SALE

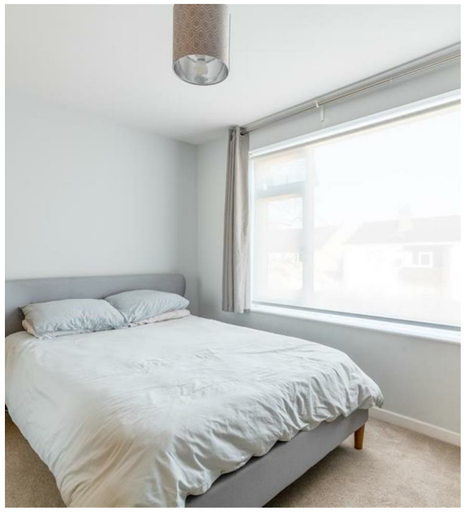


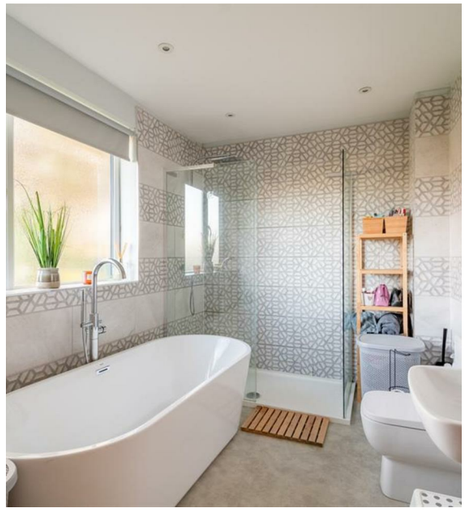
HOLCOMBE LANE, BATH BATHAMPTON BA2 6UU

GUIDE PRICE £525,000

3 BEDROOM HOUSE

- A beautifully presented bright and spacious modern family home
- Three double bedrooms, home office/bedroom four
- Recently updated bathroom and a separate wc
- Recently renovated and extended to include a 30sqm living/dining space.
- Bifold doors opening onto the south facing garden
- EPC rating E, Council tax band D, Freehold





Description

A beautifully and sympathetically renovated semi detached family home. Perfectly positioned in the idyllic village of Bathampton close to the local village school and on the fringes of Bath city. The property comprises of a downstairs; playroom/additional bedroom, principle bedroom, bright and spacious family bathroom, exceptionally large open plan living/dining kitchen with sky lights and bifold doors opening up on to the south facing lawned garden. Upstairs there is an additional wc and 2 double bedrooms with picturesque views through the sky lights. On street parking.

Location

Bathampton is a popular village approximately two miles east of Bath City Centre (approx. 6 minutes by car). It has a thriving community with a primary school, two churches, playground and King Edward's School sports field, local shops, Doctors and Dental surgeries, and Pharmacy, along with The George and The Bathampton Mill. The nearby Kennet & Avon canal provides a pleasant, level walk or cycle access into Bath or to Bradford on Avon. The toll bridge provides an excellent short cut to the A4 for onward travel to the M4. Regular bus services travel into the City Centre.