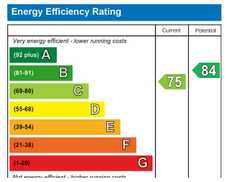


**51 Holcombe Close, Bathampton BA2 6UP**
Approx. Gross Internal Area
Main House = 1,150 sq ft / 106 sq m
Garage = 103 sq ft - 9 sq m
Total Area = 1,253 sq ft - 115 sq m

**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

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ZEST SALES & LETTINGS

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FOR SALE

# HOLCOMBE CLOSE, BATH
# BATHAMPTON BA2 6UP

## GUIDE PRICE £500,000

3 BEDROOM HOUSE - SEMI-DETACHED

- Spacious 3 bedroom semi detached family home requiring updating
- Separate kitchen and utility room, downstairs WC, family bathroom
- Solar panels, garage and off road parking
- Open plan living, dining and conservatory
- Large fully enclosed rear garden, front garden
- Freehold, Council tax band D, EPC rating C

## DESCRIPTION

A spacious 3 bedroom semi detached family home positioned in the heart of Bathampton village on the fringes of Bath city. The property offers the opportunity to be modernized and updated throughout. Through the front entrance hall there is access into the side garage or through to the light and airy open plan bay fronted living/dining and rear conservatory opening up into the fully enclosed rear garden with areas of patio, lawn and a pond. To the rear of the property there is a downstairs WC, a fully fitted kitchen and separate utility room also with access into the rear garden. Upstairs there are 2 generous double bedrooms with built in storage, the front principal bedroom with a large bay window overlooking the front garden, there is an additional single bedroom and family bathroom. Single garage, off road parking for one vehicle. Solar panels to the front and side. No onward chain.

## 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.