

Englishcombe

Bath, BA2 9DU

COOPER
AND
TANNER



£450,000 Freehold

An opportunity to purchase a detached bungalow sat within its own gardens in the sought after village of Englishcombe, with an additional piece of land just a short drive from the historic City of Bath. There is planning permission in place for the existing bungalow to be demolished and a superb detached home to be built in its place. Planning reference number 24/00529/FUL.

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 3  2  1 EPC TBC

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DESCRIPTION

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OUTSIDE

The site is accessed through a wooden gate which leads onto the driveway and gives access to the double garage. There are gardens surrounding the property to all sides which are predominantly laid to lawn with a variety of mature trees, shrubs and bushes. There is an additional piece of land available with this property to the south and it will be the responsibility of the purchaser to erect a fence.

LOCATION

Englishcome is sought after village just a short drive from Bath. Bath is a beautiful Georgian city offering a superb range of shops, excellent restaurants and the Bath University, with its

wide range of sporting facilities is also within easy reach. Bath Spa Station provides high speed rail links to London Paddington (1 hr 19 minutes by the fastest service). Access via the A4 to the M4 is provided with the A46 to Junction 18 Tormarton (8 miles approx). Bath is in the valley of the River Avon, 97 miles (156 km) west of London and 11 miles (18 km) southeast of Bristol.

COUNCIL TAX BAND

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AGENTS NOTE

The property is being sold on behalf of the Duchy of Cornwall and any enquiries in connection with the services to the property will need to be satisfied by the potential purchaser. Private drainage, no electricity and no water.

VAT

The additional land area is opted to tax and VAT may be applicable. This is included within the sale price.

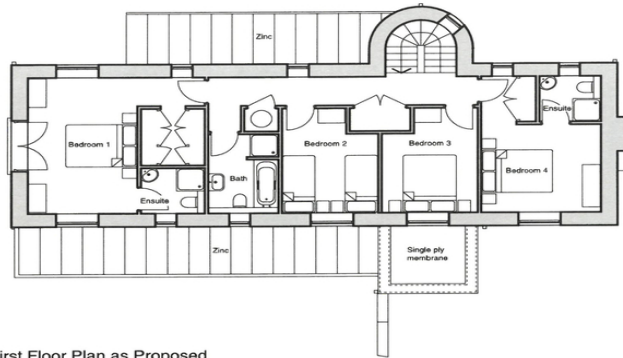
RESTRICTIVE COVENANTS

The land will be sold subject to restrictive covenants. The purchaser must build in accordance with the approved plans as per the planning consent 24/00529/FUL. More details are available on request.

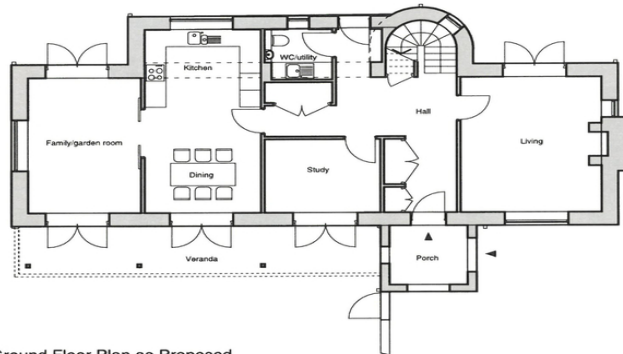
EPC

The property is exempt from this due to the property having planning for a replacement





First Floor Plan as Proposed



Ground Floor Plan as Proposed

PROPOSED GIA	
Ground Floor	- 93.2 m ²
Porch	- 4.6 m ²
First Floor	- 81.3 m ²
Carport	- 36 m ²
TOTAL	- 215.1 m²
Total Footprint	- 163.2 m²

For car port floor and roof plans refer to drawing 021



0 1 2 4 6 8 10m

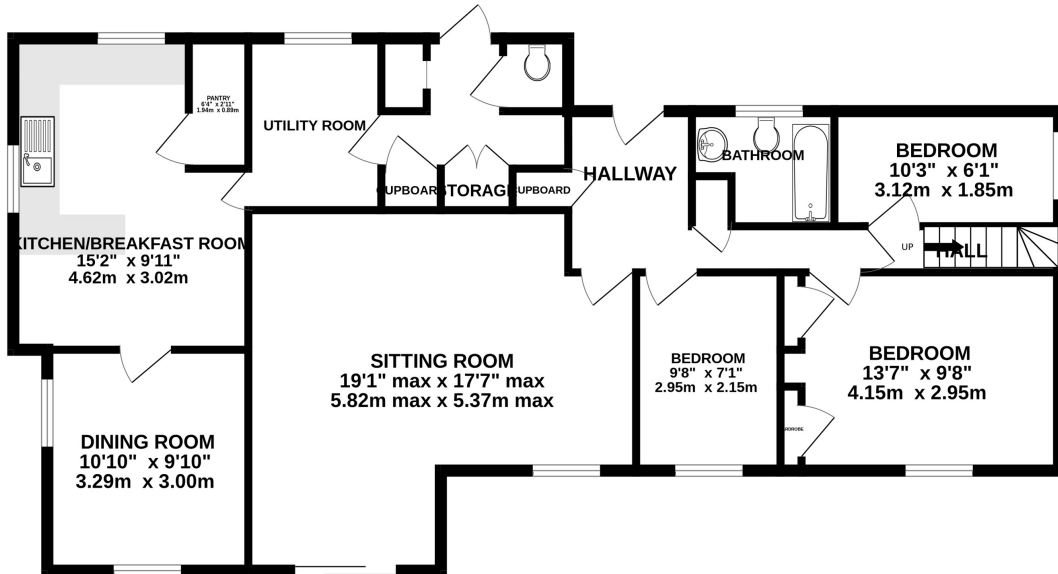
A 08.02.2024 Issued for Planning
P1 15.09.2023 Issued for Comments

Client The Duchy of Cornwall
Project The Furlong, Englishcombe
Title Floor Plans - As Proposed

Drawing No 1517 016 A
Scale 1:100 @ A3
Date SEP.22
Drawn ST Checked ***

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GROUND FLOOR



1ST FLOOR



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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