

# The Furlong

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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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. 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.

### 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.

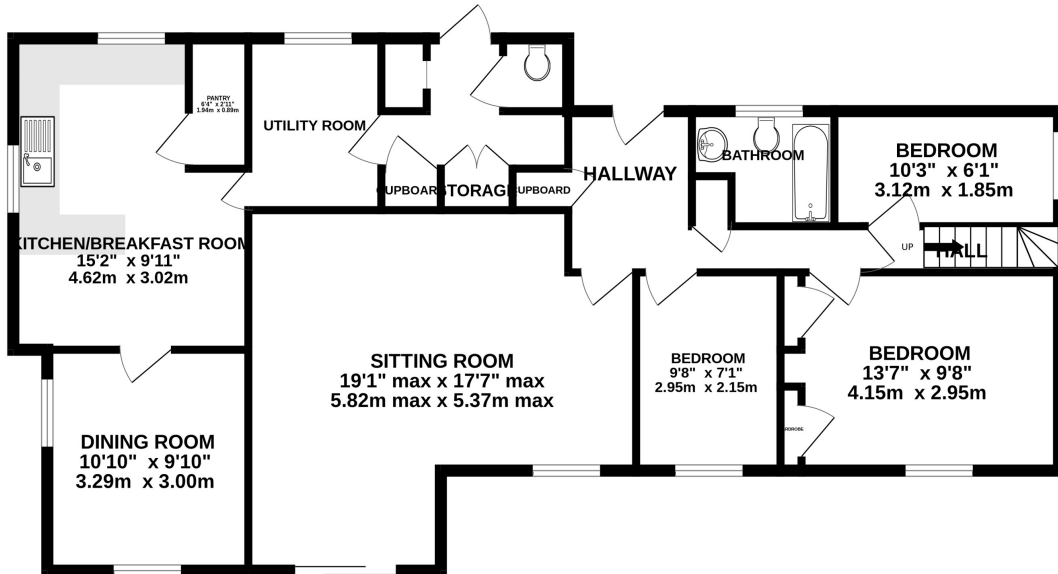








# GROUND FLOOR



# 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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## MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Somerset BA3 2HP

[midsomernorton@cooperandtanner.co.uk](mailto:midsomernorton@cooperandtanner.co.uk)

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