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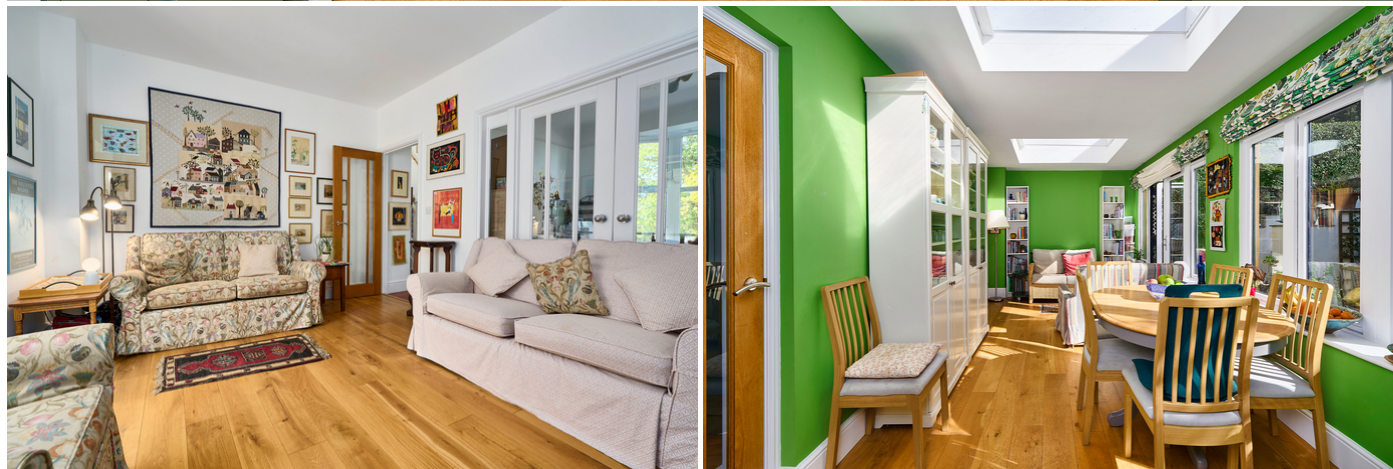
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Residential Sales

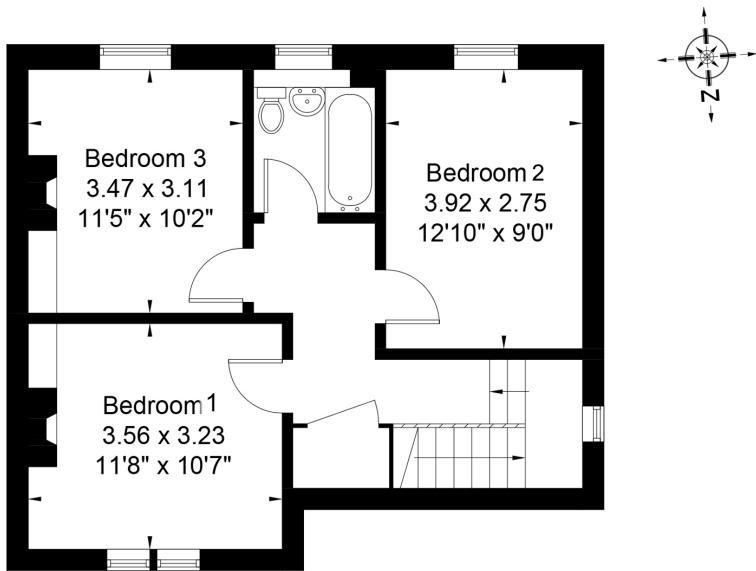


Warminster Road, Bathampton

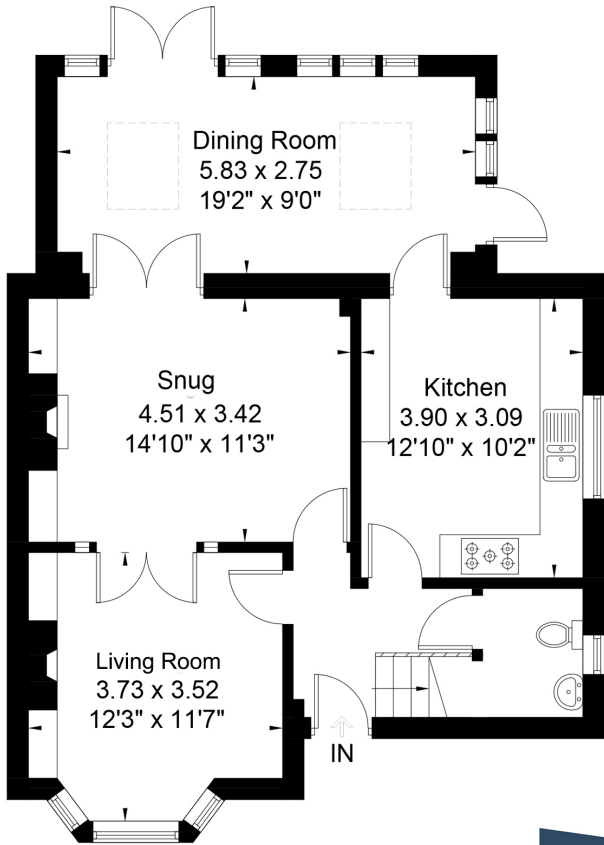


72 Warminster Road, Bath BA2 6RU

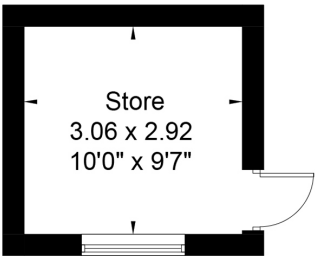
Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft
Store = 8.8 sq m / 94 sq ft
Total = 124.7 sq m / 1341 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



72 Warminster Road
Bath
BA2 6RU

An extremely well presented 3 double bedroom, semi detached home offering a superb garden, views, ample parking and an outbuilding. Other features include solar PV roof panels, Tesla storage battery, EV charging point.

Tenure: Freehold

£695,000

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023

Situation

The property is set in a semi elevated position in Bathampton on the outskirts of the city of Bath. Bathampton village provides a number of amenities including a doctor and dentist’s surgery, a café, a Spar mini-supermarket, a post office, a pub and an excellent primary school. Three bus services provide easy access to the city of Bath.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, The Roman Baths and Pump Rooms, along with Number One Royal Crescent, the Victoria Gallery and the Holburne Museum.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition, there are excellent spa, gym and golf facilities at the nearby five-star Bath Spa Hotel, Bath Golf Course and Combe Grove Manor Country Club.

Many good state and independent schools are also on the doorstep which include Bathampton Primary School, and the King Edwards Junior and Senior Schools on North Road.

Communications include a direct train line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Gas fired central heating
Tenure: Freehold
Council Tax Band: D

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Description

72 Warminster Road it a wonderfully presented 3 bedroom semi-detached home which has been substantially renovated and extended to provide versatile and light accommodation throughout.

The property is approached by a brick block driveway providing offroad parking for up to 3 or 4 vehicles with an electric car charging point. Before the steps rise to the front terrace and the house itself, there is a very useful storeroom/workshop outbuilding.

The house offers 3 similarly proportioned bedrooms and bathroom on the first floor all with views of either local countryside or the fantastic rear garden. The ground floor accommodation is semi open plan with the sitting room, second reception room, garden room and kitchen all flowing into each other.

Externally to the rear of the house, there is a generous terrace immediately at the back, accessed via double doors from the garden room. The garden is approximately 60m in length with a fishpond, wildflower meadow, fruit trees and shed.

Accommodation

Ground Floor

Entrance Hall

With tiled flooring, double panelled radiator, doors leading to sitting room, second reception room and cloakroom.

Cloakroom

With ornate tiled floor, single-panelled radiator, low flush WC, wall-mounted wash hand basin with mixer tap, wall mounted Tesla Powerwall II battery, understairs storage area, side aspect frosted double-glazed window and extractor fan.

Kitchen

Comprises matching range of eye and baselevel units, butcher block worksurface area, 1½ bowl stainless steel sink with mixer tap and drainer, space and plumbing for dishwasher, washing machine and tumble dryer, side aspect double glazed window, tiled windowsill with matching upstand, high-level oven, new induction hob, built-in larder cupboard, space for freestanding fridge and bespoke upright radiator.

Sun Room

With dual aspect to side and rear, double glazed windows inset into wooden mullions, 2 generous roof lights with built in blinds, underfloor heating patio doors lead out on to the garden, solid wooden flooring, underfloor heating and glazed double doors lead through to the reception 2.

Reception 2

With cast iron fireplace, slate hearth, recessed bookshelves and cupboards to either side, solid wood flooring, underfloor heating and glazed double doors through to the living room.

Living Room

Fully carpeted with double-glazed bay window to front aspect, wall-mounted vertical radiator, cast iron fireplace, recessed shelving and cupboards to either side.

First Floor

Stairs

Fully carpeted. On the turn of the off landing there is a side aspect double-glazed window.

Landing

Fully carpeted with storage cupboard housing the gas boiler (installed October 2023), and access by folding ladder to the loft storage.

Bedroom 1

Fully carpeted, with front aspect double-glazed window taking in a marvellous view over Avon Valley countryside and Batheaston, single-panelled radiator, cast-iron fireplace, recessed shelving and cupboards to one side.

Bedroom 2

Fully carpeted with double-glazed window to rear aspect and double-panelled radiator.

Bedroom 3

Fully carpeted with double glazed window to rear aspect, double-panelled radiator, recessed shelving to one side of cast-iron fireplace.

Bathroom

Comprising of Aquaboard walls, walk in shower cubicle with chrome riser and monsoon shower head, low flush WC, wash hand basin with mixer tap, rear aspect frosted window, water heated towel rail and vinyl flooring.

Externally

To the front of the property there is a brick block driveway providing hard standing off road parking for 3/4 vehicles, stone-built store with outside courtesy light and electric charging point. The store itself has 2 Velux windows, concrete flooring, power, lighting, space for tumble dryer and work bench and outside water feed.

From the driveway illuminated steps with an iron railing lead to the front patio with shrubbery borders, gas meters, bin store and gated side access to the rear of the property.

To the rear is a generous patio area with a painted retaining wall, new steps leading up to the first, near level, area of garden with dwarf fruit trees as well as apple and cherry trees. The lawns continue further into a wild garden backing onto the golf course and National Trust land.

The garden continues further into a wild ‘meadow’ garden looking onto land owned by Bath Golf Course.

