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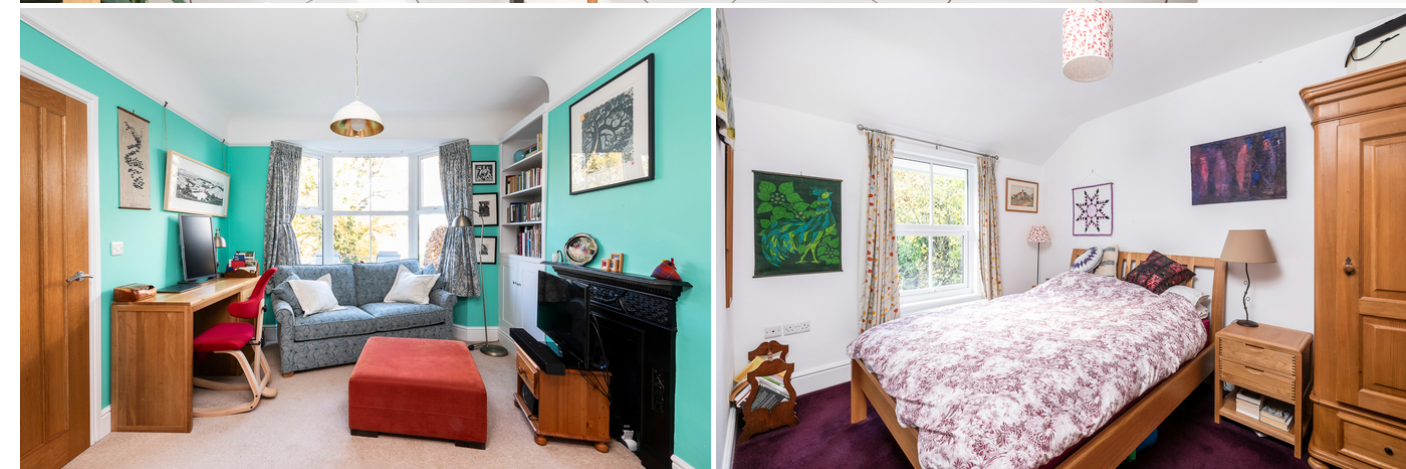
Bath & Bradford on Avon

Residential Sales



Warminster Road, Bathampton



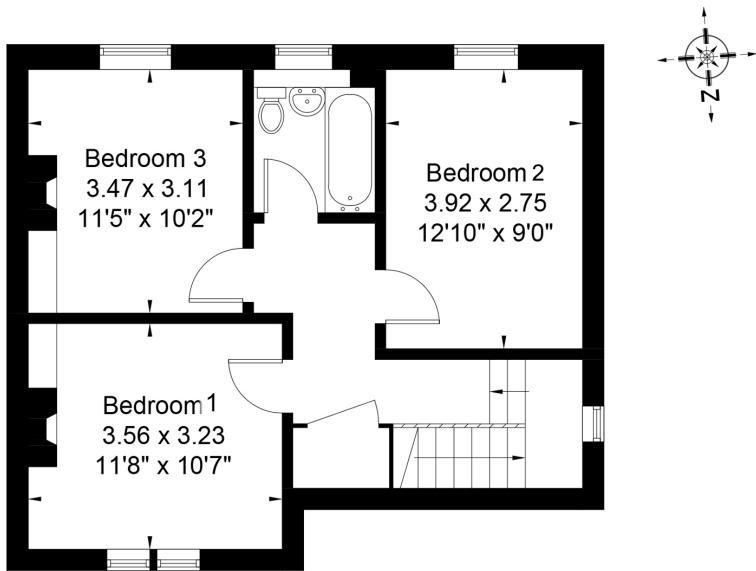




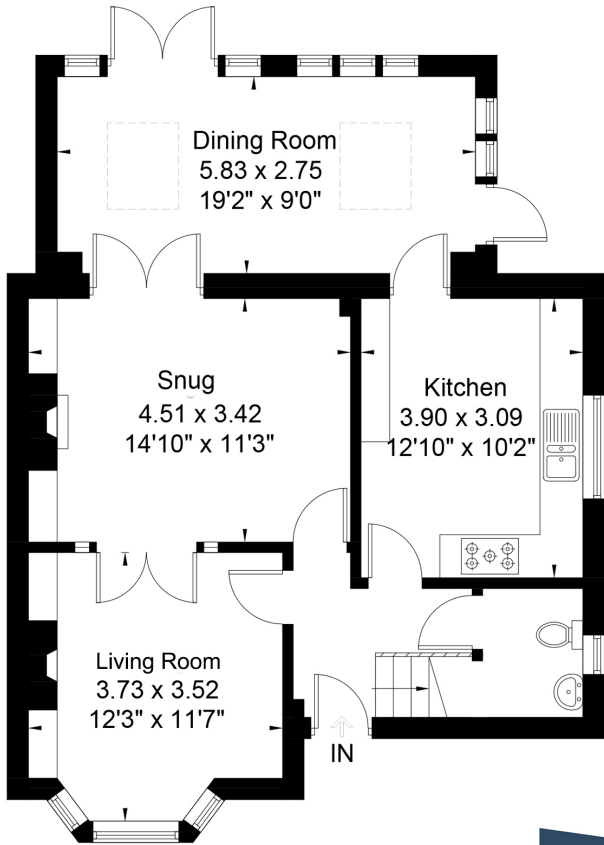


72 Warminster Road, Bath BA2 6RU

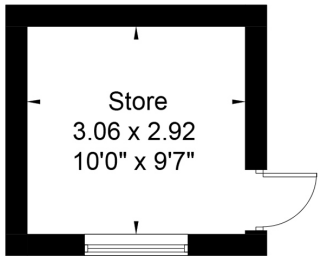
Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft  
Store = 8.8 sq m / 94 sq ft  
Total = 124.7 sq m / 1341 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



72 Warminster Road  
Bath  
BA2 6RU

A bright and very well presented 3 double bedroom, semi-detached home with an outbuilding, marvellous garden, views and ample parking. Other features include EV charging point, photovoltaic roof panels and Tesla storage battery.

Tenure: Freehold

Offers in Excess of  
£650,000

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 is 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 gravel driveway providing off-road parking for up to 4 vehicles. In front of the steps rising to the front terrace and the house itself, there is a very useful store room / workshop / bike storage, with a 7kW electric car charging point.

The house offers 3 similarly proportioned bedrooms and a 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, snug, garden room and kitchen all flowing into each other, but usefully separated by glazed doors as needed.

Externally to the rear of the house, there is a terrace immediately at the back, accessed via double doors from the generous garden room. The garden is approximately 60m in length and has a wildlife pond, a large raised deck terrace, a wild flower ‘meadow’ with apple trees, three sheds, looking up to woodland owned by Bath Golf Course .

Within a few 100m of the property, footpaths lead up onto the hill behind through woodland to the National Trust's Skyline Walk. Below the house a lane descends past sheep fields to the Kennet & Avon canal, for walking and cycling into Bath or to Bathampton Primary School.

# Accommodation

## Ground Floor

The house is believed to have been built in the late 1920s. From an original covered wood and tile porch there is a glazed wood front door leading to the entrance hall.

### Entrance Hall

With double-panelled radiator, briquette tiled floor, stairs rising and turning to the first-floor landing, new TPI efficient thermostat & digital timer for the domestic hot water and central heating.

### 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 units, work surfaces, 1½ stainless steel sink, mixer tap and drainer, water softener unit in under-sink cupboard, inset Bosch 5 ring induction hob, tiled splashback, stainless steel extractor fan over, tiled upstand, double-glazed window to side aspect, built in fridge/freezer, space and plumbing for washing machine, built-in Bosch dishwasher, corner carousel unit, deep pan drawers, single-panelled radiator, mid-level Bosch electric oven, pull-out larder drawers and a polished tiled floor. A glazed door leads through to the garden room.

### Garden Room/Dining Room

With dual aspect to side and rear, double-glazed windows inset into wooden mullions, 2 generous roof lights with built in blinds, double doors leading out to the garden terrace and steps. There is oak flooring and underfloor heating. Glazed double doors lead through to the snug.

### Snug

With cast iron fireplace, slate hearth, recessed bookshelves and cupboards to either side, oak floor with 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 low flush WC, pedestal wash hand basin with mixer tap, bath with glazed shower screen, telephone shower attachment and monsoon shower over, part tiled walls, tiled flooring, ladder style towel rail, extractor fan and frosted window to rear aspect.

## Externally

To the front of the property there is a part brick block, part gravel driveway providing hard standing / off-road parking for 3/4 vehicles, stone-built store with outside lighting and electric vehicle 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 a wrought-iron railing lead to the front terrace with shrubbery borders, gas meter, bin store and gated side access to the rear of the property. At the side of the property there is a generous paved path with a shed, leading to steps and a terraced sitting area. This sitting area is retained by wooden sleepers, further red brick steps lead to the main lawn which is south-facing and enclosed by mature hedges leading to a pond, raised vegetable beds, two further sheds and a large decked seating area offering a marvellous view across to Little Solsbury Hill.

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

Agents Notes: On the rear roof of the property there are 14 solar panels, generating approximately 3.5 megawatt hours per year. These panels feed the Tesla battery, so the house can continue to use stored solar energy through the night and into overcast days. Electricity is sold back to the National Grid. In winter, depending on your electricity tariff, the battery can be charged at cheap rate overnight to support electricity usage during the day. The Vaillant ecoTec plus gas boiler was installed in October 2023, adding to the overall energy-efficiency of the property.

