



25 WARMINSTER ROAD
Bath

Carter Jonas

25 WARMINSTER ROAD, BATH, SOMERSET, BA2 6SA

A VERSATILE SEMI-DETACHED TWO DOUBLE BEDROOM CHALET BUNGALOW WITH LARGE REAR GARDEN, 34 X 24FT GARAGE, AND OUTSTANDING VIEWS, WITH HUGE POTENTIAL TO EXTEND AND DEVELOP SUBJECT TO PLANNING PERMISSION. NO ONWARD CHAIN.

Located in thriving village of Bathampton • Semi-detached bungalow • Two double bedrooms • Large undercroft and garage • Attractive long garden with stunning views • Can be extended subject to planning permission • Driveway parking for several cars • Close to KES, Monkton Combe and Prior Park Schools • Respected primary schools nearby • No chain

DESCRIPTION

A semi-detached bungalow in Bathampton currently two double bedrooms, a large living room, kitchen dining room, and a sunny decked terrace with outstanding views overlooking a large rear garden. In addition, an extensive undercroft and garage space - both ready for conversion - make this a rare and interesting prospect. With great potential to extend into the existing space, or to utilise the large garaging for either a workshop or additional accommodation, subject to the usual planning permissions being granted, a growing family can extend the house to suit their needs.

SITUATION

Located on Warminster Road, it is a pleasant level 15-minute walk into the city centre, and close to the thriving village of Bathampton, with an annual Flower Show, Primary School, two churches (Methodist and CofE), two gastropubs, Spar shop, café, dentist and doctors' surgery. Canal walks with waterside pub/restaurants enroute also lead into the city. The bus stop to the city centre is on the doorstep, and the route to the A46 and M4 is just across Batheaston Toll Bridge.





ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Council Tax: Band D

Local Authority: Bath and North East Somerset

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas.







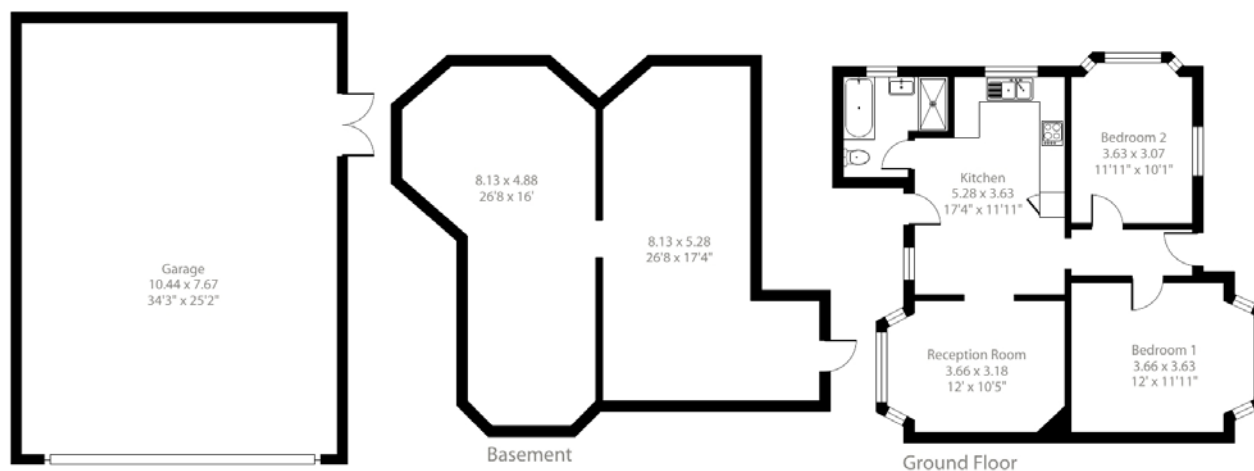
Warminster Road, Bath, BA2

Approximate Area = 1445 sq ft / 134.2 sq m

Garage = 864 sq ft / 80.2 sq m

Total = 2309 sq ft / 214.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Carter Jonas. REF: 1141109



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