DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Flat 4 Orchard Lodge Warminster Road Bathampton Bath BA2 6XG

£245,000

A well situated ground floor apartment enjoying far reaching views and offering generously proportioned accommodation with the advantage of two private parking spaces. Suitable for first time buyers, investors & downsizing. Vendor suited.

*** Conveniently situated with good transport links to the City Centre & amenities in Bathampton * Well appointed * underfloor heating * entrance hall * spacious lounge/dining room * kitchen with built in appliances * 2 double bedrooms * en suite shower room * family bathroom * 2 parking spaces ***

Flat 4 Orchard Lodge Warminster Road Bathampton Bath BA2

The property comprises a modern well proportioned apartment created from the conversion of a hotel/guest house into residential apartments in 2003. Flat 4 is approached from the rear of the building and offers well planned accommodation comprising an open plan living and dining room with lovely views.This is directly linked to the kitchen which is furnished with a good range of units and appliances. A good size double bedroom also enjoys the fine views. There is a family bathroom and overlooking the front aspect is a second double bedroom which has a useful en suite shower room. Externally there are two allocated parking spaces.

The property is situated set back from the A36 Warminster Road on the southern fringes of the delightful village of Bathampton. The village is home for a number of amenities including two public houses and primary school, hairdressers, doctors, dentist and pharmacy. The canal flows through the village and there are a number of pleasant walks within very easy reach. The centre of Bath is approximately 2 miles away offering extensive services and transport links. There are a number of well regarded state and private schools and the University of Bath is approximately 2 miles away. The A36 is well served by public transport offering easy access to the City of Bath.

In fuller detail the accommodation comprises (all measurements are approximate):

Entrance door to communal hallway and stairwell.

Personal door to the private accommodation of the flat leading to the

HALLWAY: Alarm panel and entry phone.

LOUNGE/DINING ROOM: 6.0m x 3.08m (19' 8" x 10' 1") Sliding double glazed patio window with fabulous far reaching views across Bathampton and surrounding countryside.

KITCHEN: 3.14m x 1.64m (10' 3" x 5' 4") Wood flooring, ceiling mounted downlighters. The kitchen is furnished with a range of modern wall and floor units providing drawer and cupboard storage space with quartz work surfaces and up stands. Inset sink with mixer tap, built in five ring stainless steel hob with extractor above and oven beneath. Built in fridge/freezer and dishwasher.

BEDROOM ONE: 4.59m x 3.10m (15' x 10' 2") uPVC double glazed window with far reaching views, cupboard containing gas fired central heating boiler.

BATHROOM: Fully tiled walls and floor. White suite with chrome finished fittings comprising spa bath with mixer tap incorporating shower attachment and bath mounted shower screen, wc and wash hand basin, heated towel rail.

BEDROOM TWO: 3.75m x 2.96m (12' 3" x 9' 8") uPVC double glazed window to front aspect.

EN SUITE SHOWER ROOM: Fully tiled walls and floor, white suite with chrome finished fittings comprising low level wc, pedestal wash hand basin and double width shower cubicle with thermostatic shower head, extractor fan, heated towel rail.

OUTSIDE

The property enjoys the benefit of two private allocated parking spaces. There is bin and bicycle store.

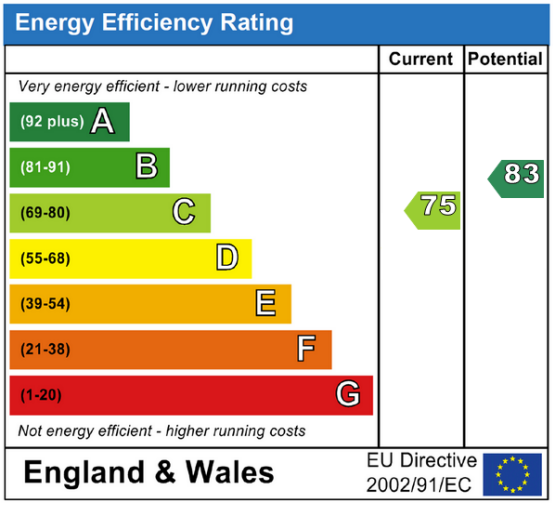
TENURE: The property is leasehold, the original lease was for 999 years from the 1st September 2003. A copy of the lease is held by the agents.

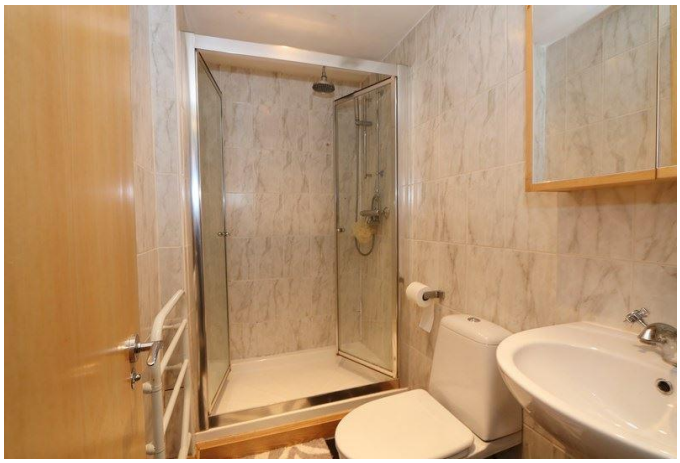
SERVICE CHARGES: The latest service charge statement for the period 1st May 2018 - 31st October 2018 was for the amount of £450. Anticipated annual charge £900. We understand this includes ground rent. It can be subject to change.
Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D . Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

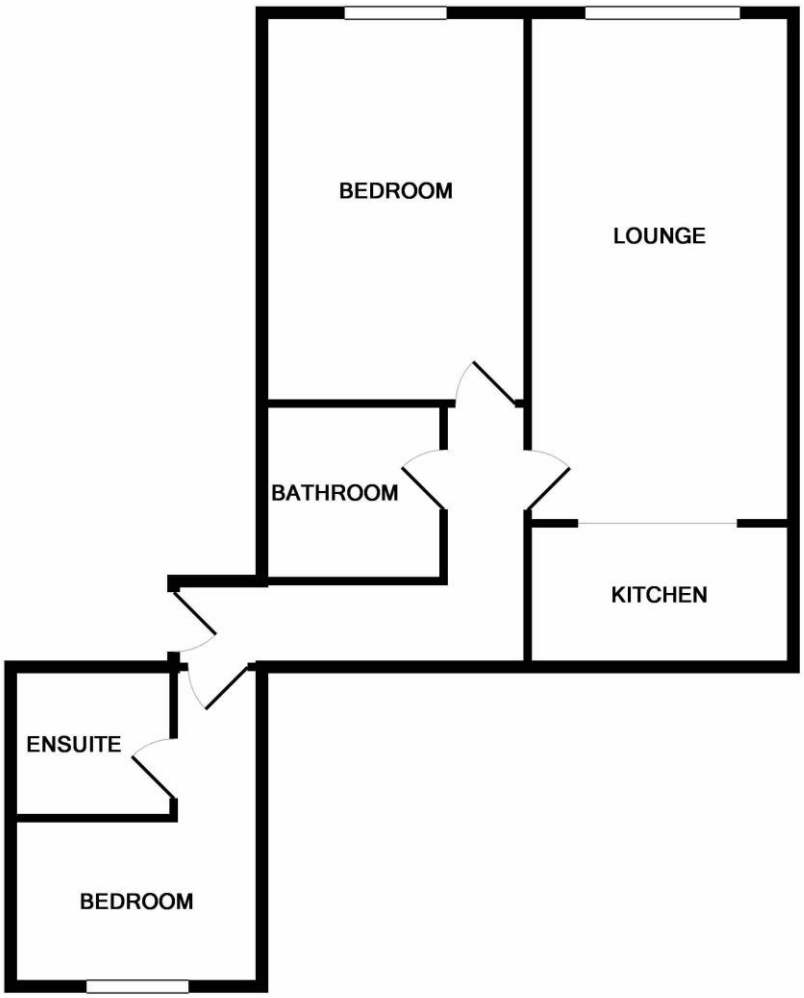
DIRECTIONS: Travelling out of Bath on the A36 Warminster Road the property will be found in Bathampton on the left hand side just beyond the turning for Down Lane.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

REF UWR1066







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.