

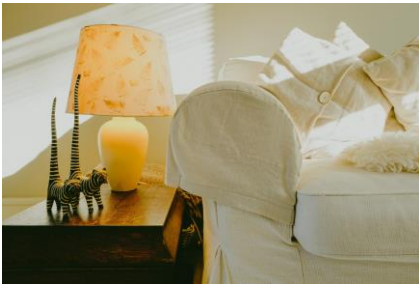
27 HAMPTON VIEW, BATH, SOMERSET, BA1



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AT A GLANCE

- Semi-detached double fronted house.
- Recently extended open plan kitchen and dining room with French doors onto the garden.
- Sitting room with wood burner.
- Beautifully presented in Scandi rustic style.
- 3 bedrooms or 2 and a study.
- Pretty front garden, and secure and private rear garden.
- Spectacular views of Charlcombe Valley and Solsbury Hill.
- Quiet no through road in popular Claremont area, close to Larkhall and the city centre.
- Flexible accommodation with potential holiday let / long term rental.



ACCOMMODATION

Entrance hall, sitting room, open plan kitchen and dining room, study, utility and shower room (or self-contained guest suite with shower room and kitchenette), 2 further bedrooms, family bathroom.

Entering the house, a left turn will take you into a light and airy, open plan L shaped living, dining and kitchen area. A right turn will take you into a study/bedroom 3.

The sitting room has a wood burning stove with curtained alcove storage to each side of the chimney breast.

This seating zone leads directly into a beautifully presented and recently extended dining area, divided from the kitchen by a stylish breakfast bar. Two Velux windows flood this space with light and there are countryside views of the Charlcombe Valley. The skilfully planned kitchen is crafted with UK made Dove Grey Shaker-style units from DIY Kitchens (voted best rated national kitchen retailer).

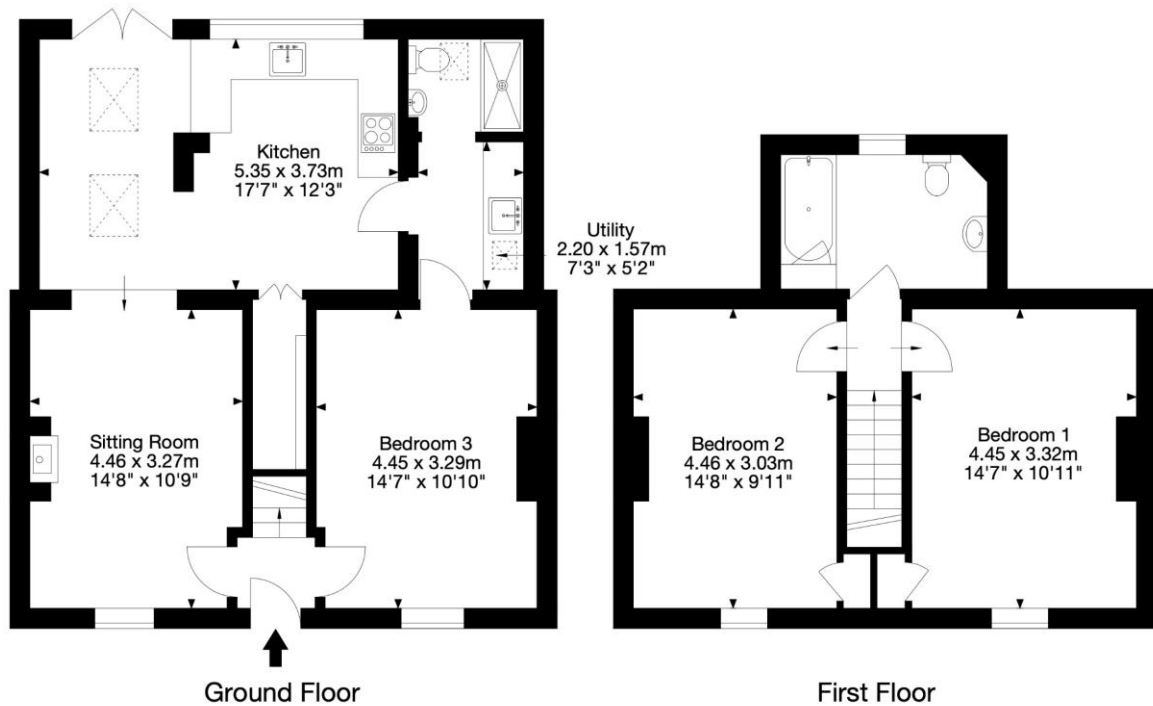
A doorway to the right of the kitchen leads you into a recently built, light filled utility room with Velux window, with matching Dove Grey units and with space for a washing machine and tumble drier or second fridge.

A space saving folding door opens onto a stylish, recently built downstairs shower room with Mira rain shower, hand basin and WC.

A central staircase from the entrance hall takes you up to two double bedrooms, one to the right and one to the left with the pretty family bathroom at the rear of the house.

Externally there is a pretty courtyard garden.

27 Hampton View, Bath BA1 6JL
Gross Internal Area (Approx.)
103.3 sq m / 1,112 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

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LOCATION

Located in the popular area of Claremont, nestled between Camden and Larkhall.

Claremont has a village style, community living feel with the benefit of close proximity to central Bath via a pretty 20-minute walk west along Camden or a 10-minute bus ride.

Well placed for commuters, M4 is approx. 8 miles north via Lansdown. Bath Spa railway station offers high speed direct lines to Bristol, South Wales, and London Paddington (90 minutes)

Larkhall Village has an excellent quality range of local amenities including Post Office, a deli, a butcher, a grocer, a flower shop, a theatre (The Rondo), small supermarket, chemist restaurants, 3 pubs and a café.

The beautiful UNESCO World Heritage city of Bath, famous for its stunning architecture, offers an array of first-class shops, restaurants, wine bars and hotels. For art lovers, there are world famous museums, galleries, numerous festivals and The Theatre Royal.



GENERAL INFORMATION

Council tax: Band C

Tenure: Freehold

Main gas, electric, water and drainage.

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