

The logo for Wild & Lye, featuring the text 'WILD & LYE' in a stylized font within a circular wreath-like border.

WILD  
&  
LYE

A photograph of a two-story stone house with a bay window and a white door, situated on a residential street. The house is made of light-colored stone blocks. A paved driveway leads to the front of the property, and a black trash bin is visible. A concrete wall with a stone pillar runs along the side of the house. The sky is blue with some clouds.

Tyning End, Widcombe, Bath BA2 6AN  
**For Sale** - Guide Price £725,000



The tranquillity of this tree-lined street in Widcombe awaits the new owners of this superbly situated semi-detached house. After a long rental, it would now benefit from modernising and there is great potential for extension as many of the neighbouring properties have been (subject to the necessary consents).



### Features

Gas central heating | Double glazed windows | Rear garden approx. 20m x 7m | Off-road parking

### Electrical safety

The Electrical Installation Condition Report (EICR) is valid until November 2026

### Tenure

Freehold

### Council Tax

Band D

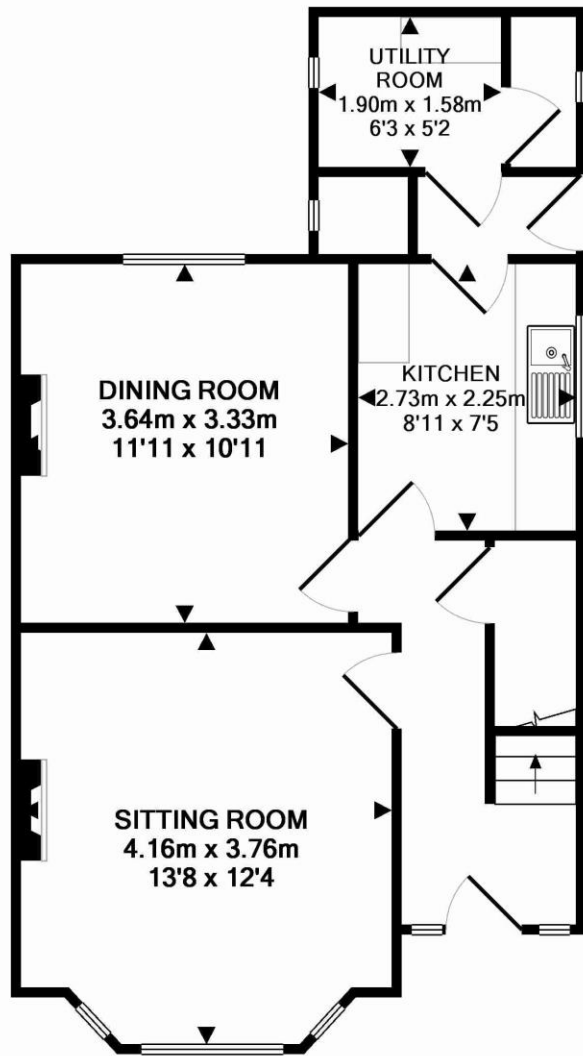


**Arrange a viewing**

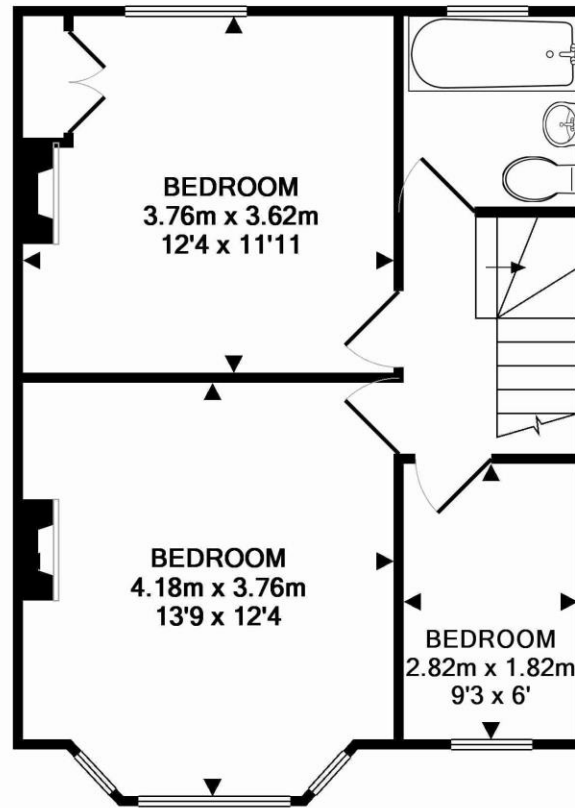
**01225 443322**

[www.wildandlye.com](http://www.wildandlye.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 47.0 SQ.M.  
(506 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 41.7 SQ.M.  
(449 SQ.FT.)

**TYNING END BATH BA2 6AN**  
**TOTAL APPROX. FLOOR AREA 88.7 SQ.M. (955 SQ.FT.)**

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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**\*The house is currently tenanted and furnished. External pictures taken in April 2024**



Living Room



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Rear garden

A photograph of a man and a woman walking through a hallway, each carrying a large cardboard box. They are smiling and looking at each other. The hallway has light-colored walls and a wooden floor.

**FREE**  
FURNITURE  
REMOVAL

When you  
sell your  
home with



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wildandlye.com