



## 1 Harbutts Bathampton Bath BA2 6TA

An attractive cottage-style home, forming part of a development designed solely for retirement and incorporating a number of special features.

Entrance hall | Lounge/dining room | Kitchen | Utility/cloakroom | 2 double bedrooms | Bathroom | Gas central heating | Double glazed windows | Private and communal gardens fronting the canal | Single garage | Visitors' parking | Emergency alarm system | On-site manager | No onward chain



## Situation

Situated in the village of Bathampton, which is located approximately 2.5 miles to the east of the City Centre and offers a range of local facilities including post office stores, church, bus services, doctors' surgery, dentist and the popular George public house, together with the Kennet & Avon canal towpath walks and further country walks to be enjoyed.

## Description

Constructed on the site of the former Harbutts plasticine factory which closed in 1983, this well placed modern cottage-style home was designed solely for retirement and, as such, incorporates a number of special features. With gas fired central heating and double glazed windows.

Firstport Retirement Services is a leading Management Company specialising in retirement developments. It is responsible for the up-keep of the grounds, services and exterior maintenance of the property including painting, general window cleaning and the buildings insurance. In addition, an on-site Manager has been appointed to provide assistance and advice when required, which simply means you are able to enjoy the privacy of your own home, yet have the confidence that there is someone on site, if required, in an emergency. The property is connected to the Manager by an emergency alarm system. The minimum age of purchaser/s for the retirement home is 55 years of age.

With accommodation over two floors providing:-

### Ground Floor

Entrance hall – coats/store cupboard.

Internal cloakroom/utility – white suite including deep Twyford sink set in tiled surround and adjoining shelf and cupboards beneath. Low level wc, extractor fan, space and plumbing for washing machine.

Through lounge/dining room with dual aspect double glazed windows, coved ceiling cornice, period style timber fireplace surround with slate hearth, two radiators.

Kitchen – fitted with a range of matching units including one and a half bowl sink unit with mixer tap, roll edged worktops above base units providing drawers and cupboards, range of wall cupboards and glass fronted display cupboards, cooker recess (gas and electric), extractor canopy above, wall mounted Worcester gas fired boiler, tiled wall splashbacks. Stable-type door leading to the outside.

### First Floor

Landing – airing cupboard with hot water cylinder and central heating programmer. Access to loft.

Bedroom 1 – double glazed window, moulded ceiling cornice, mirror-fronted double wardrobe cupboard with sliding doors, tv socket and telephone point, door to bathroom.



Bedroom 2 – double glazed window, built-in wardrobe and store cupboard.

Bathroom – comprising panelled bath with over-the-bath Miralec electric shower, vanity hand basin with two cupboards beneath, large wall mirror with striplight above, low level wc, part tiled walls, glazed window.

### Outside

Occupying a corner position with gardens on two sides, partly enclosed by an old stone wall. For easy maintenance, at present providing a small patio area, gravel pathway and stocked with numerous ornamental shrubs, trees and bushes. Outside tap. Well maintained communal gardens which have the benefit of a frontage to the Kennet & Avon Canal.

Garage in block close by with up-and-over door, electric light and power. Useful overhead storage.

### General Information

Mains electricity, gas, water and drainage. Gas fired central heating.

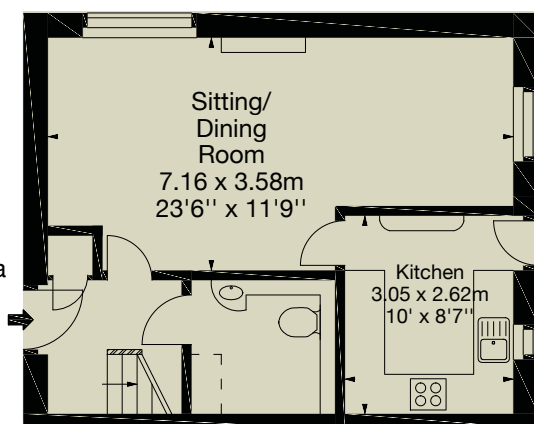
Bath & North East Somerset Council. Council Tax Band E.

The Management Company is responsible for the general upkeep of the property, private lawns and shared grounds. The service charge up to 31 March 2016 was £2,268.77. The residents are responsible for their own individual Council Tax payments, water rates, electric, gas and telephone bills. Interior decoration is also the responsibility of the residents.

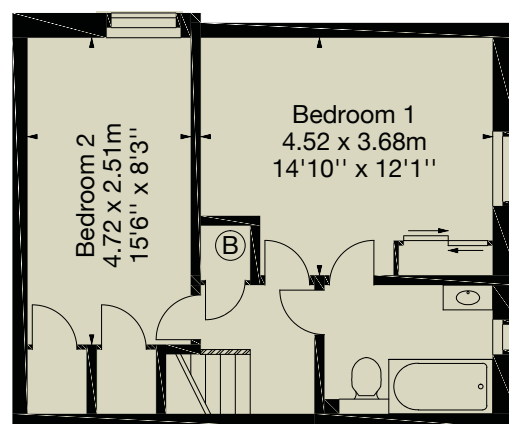
### Directions

Leaving the City Centre on the A36 Warminster Road, passing the old Ministry of Defence offices on the left and, after about 200 yards, forking left into Bathampton Lane. On entering the village, the entrance to the Harbutts will be found on the left hand side, where no. 1 is on the corner. There is a small visitors' parking area and the property is within a short walk.

1 Harbutts,  
Bathampton,  
Bath, BA2 6TA  
Approx. Gross Internal Area  
892 Sq Ft - 82 Sq M



Ground Floor



First Floor

The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor. Nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires, or light fittings or any other fixtures not expressly included form part of the property offered for sale. Items shown in photographs are NOT included within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to verify the information. All property offered subject to being unsold.

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