4 Warminster Road, Bathampton, Bath, BA2 6SH

Auction Guide Price +++ £425,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 21ST OCTOBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- SCOPE FOR BASIC UPDATING | REDUCED - £695K
- LARGE GARDEN | STUNNING VIEWS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – Freehold SEMI DETACHED 3 BED HOUSE (1465 Sq Ft) with LARGE GARDEN and STUNNING VIEWS | Scope for BASIC UPDATING | EXTENSION - Reduced was £695k

4 Warminster Road, Bathampton, Bath, BA2 6SH

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 4 Warminster Road, Bathampton, Bath BA2 6SH

Lot Number 31

The Live Online Auction is on Wednesday 21st October 2026 @ 12:00 Noon
Registration Deadline is on Friday 16th October 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY

A Freehold semi detached family home occupying an elevated position with stunning views across the valley yet just 1 mile from the centre of Bath and close to Bathhampton Village. The property has a mature front garden with off street parking and access to the garage whilst to the rear is a huge 200 ft terraced garden leading down to a detached cabin with wood burner. The accommodation (1465 Sq Ft) is arranged over two floors (plus a utility on the lower ground floor) and comprises a double reception room and separate kitchen on the ground floor plus 3 bedrooms and the family bathroom on the top floor.
Sold with vacant possession.

Tenure - Freehold
Council Tax - D
EPC - D

THE OPPORTUNITY

BASIC COSMETIC UPDATING | SCOPE TO EXTEND | EXTRA BEDROOMS

The property has been a much loved home for many years but now has scope for basic cosmetic updating with potential for an amazing property with large garden and valley views in this sought-after location.
The property benefits from having had a rewire in 2015, and there is potential to relocate the kitchen into the lower ground floor, extend to the rear of the property and over / into the adjacent garage, creating space on the ground floor for either a larger reception area or 1/2 more bedrooms.
All above subject to gaining the necessary consents.

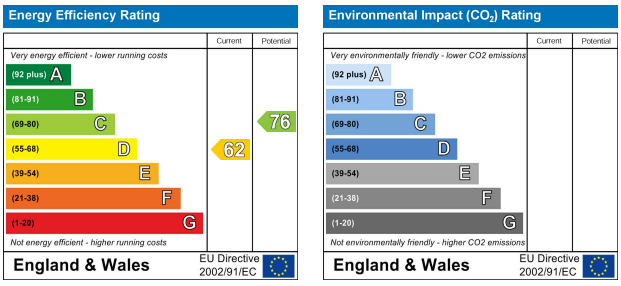
REDUCED PRICE FOR AUCTION

The property was previously listed with local agents with an original asking price of £695,000 and more recently £640,000 - now with a reduced guide price for sale by auction.

Floor plan



EPC Chart



hollis morgan

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Auction Property Details Disclaimer

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