

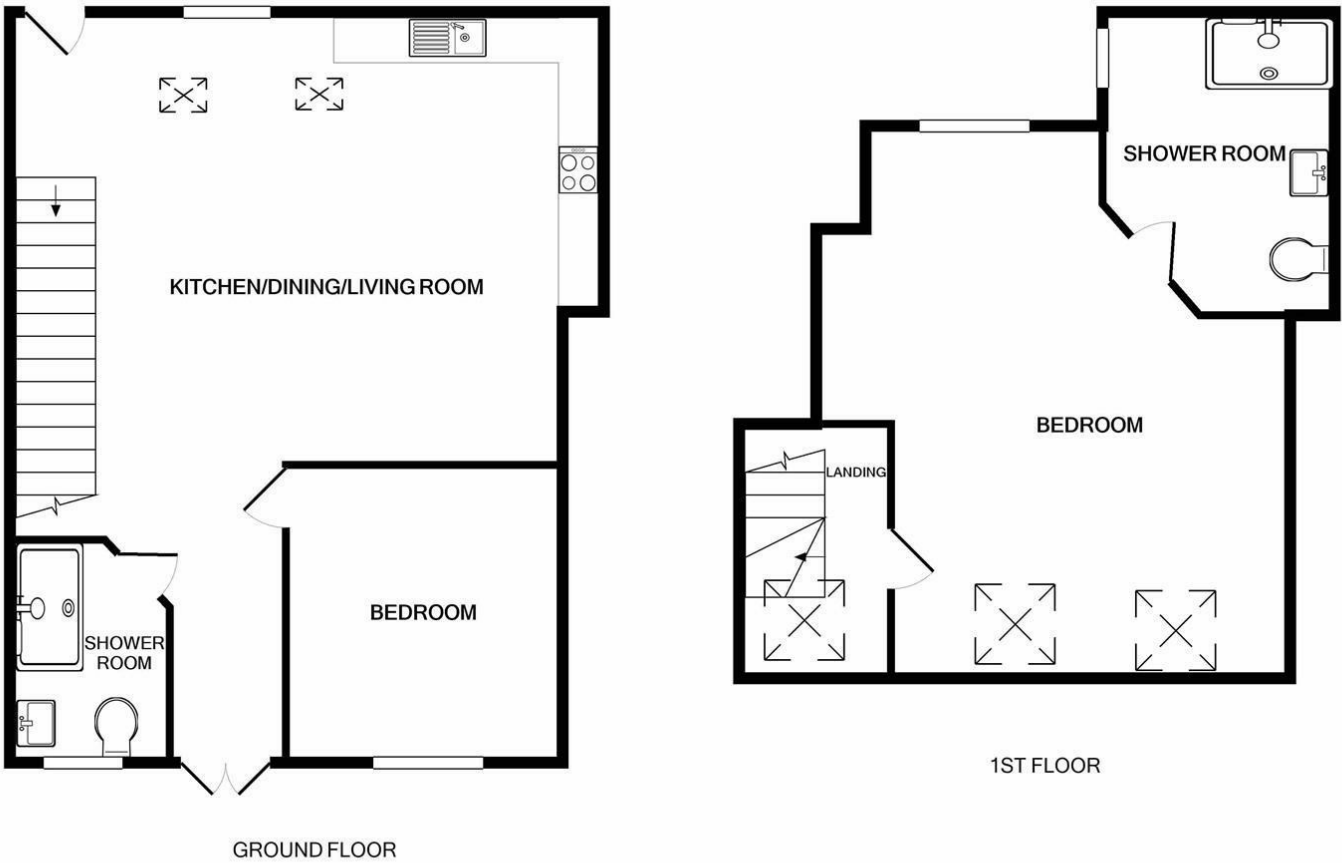
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Number 5 South Road, Timsbury, Bath, BA2 0ER



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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Guide price £300,000

A luxurious terraced property forming part of a new bespoke boutique development with the emphases on life style quality which is set in a country village just 8 miles from Bath.

- Ready For Occupation
- Beautifully Appointed Accommodation
- Open Plan Living Area With Kitchen Featuring A Range Of Built In Appliances
- 2 Double Bedrooms
- Shower Room & Bathroom
- Communal Lounge
- Private Courtyard Style Garden
- Communal Garden Quad
- Well Equipped Spa With Gymnasium, Hot Tub, Spa Pool & Treatment Room
- Guest Suite

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Number 5 South Road, Timsbury, Bath, BA2 0ER

Loves Hill Court is a collection of new bespoke luxury homes in a boutique development where the emphasis has been placed on life style quality. The setting in Timsbury a charming country village lies just eight miles from Bath.

Loves Hill Court has a selection of unique properties ranging from modern single storey homes to stylish duplex's to larger characterful apartments many of which has private gardens and all sharing the excellent facilities of a centre piece drawing room, well equipped spa and tranquil quad garden inspiring a sense of community as well as exclusivity and privacy. The occupation of the property is exclusively for those with a minimum age of 55.

Timsbury is a sought after village with a good range of amenities including a doctors surgery with pharmacy, Co-Operative convenience store, tea room, private gym, hairdresser, public house, garage and churches and with community events centred around Conygre Hall. Further a field the Chew Valley has two lakes with sailing and fishing clubs, there is an 18 hole golf course at Saltford and the two Towns of Midsomer Norton and Keynsham offer a wider range of day to day facilities, the latter having a Waitrose Supermarket. The City of Bath just 8 miles away with the UNESCO World Heritage Site with a renowned range of shops, eateries, theatre and cinemas and a main line railway station. The commercial centre of Bristol is 12.5 miles to the north west while Wells the smallest City in England with its weekly market is 13.5 miles to the south. Bristol Airport is a 35 minute drive. The development is well served by public transport with a bus stop outside Loves Hill Court on South Road.

Unit 5 is a contemporary duplex unit with accommodation across two floors facing directly onto the communal quad and with a private courtyard style garden.

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

GROUND FLOOR

OPEN PLAN LIVING AREA & KITCHEN 7.80m max x 6.40m reducing to 4.90m (25'7" max x 20'11" reducing to 16'0")

Double glazed windows overlooking the communal quad and french doors leading to courtyard. The kitchen is furnished with an excellent range of high gloss "stone" coloured wall and floor units with stone surrounds and granite work tops. Appliances include Neff hide and slide oven and hob, built in washer dryer, dishwasher and fridge/freezer.

BEDROOM 2.94m x 2.61m (9'7" x 8'6")

Window to rear aspect.

SHOWER ROOM

Window to rear aspect. Suite comprising wc, wash hand basin and shower, under floor heating.

FIRST FLOOR

LANDING

Velux window.

BEDROOM 5.07m max x 4.97m max (16'7" max x 16'3" max)

Vaulted ceiling, double glazed window overlooking the quad garden. Two double glazed windows to rear aspect. Undereaves storage space.

BATHROOM

Suite comprising bath, low level wc and wash hand basin and separate shower enclosure. Double glazed window, under floor heating.

REAR GARDEN

Enclosed by a stone wall and laid to stone chippings.

PARKING

The property has an allocated parking space, plus access to additional visitor parking.

ADDITIONAL FEATURES

The property has powder coated anthracite coloured aluminium framed double glazed windows and doors and an efficient ceiling mounted infrared purcell heating system. Each property occupant can all share the excellent facilities of a centre piece drawing room, well equipped spa and tranquil quad garden inspiring a sense of community as well as exclusivity and privacy. There is also a guest room with an en-suite for visitors stays.

TENURE

It is a share of freehold with a perpetual leasehold. There will be a Management Company established to manage the communal parts of the development and building maintenance and it is anticipated that this will be run by the residents keeping future management fees to a minimum.

