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Number 10 South Road, Timsbury, Bath, BA2 0ER



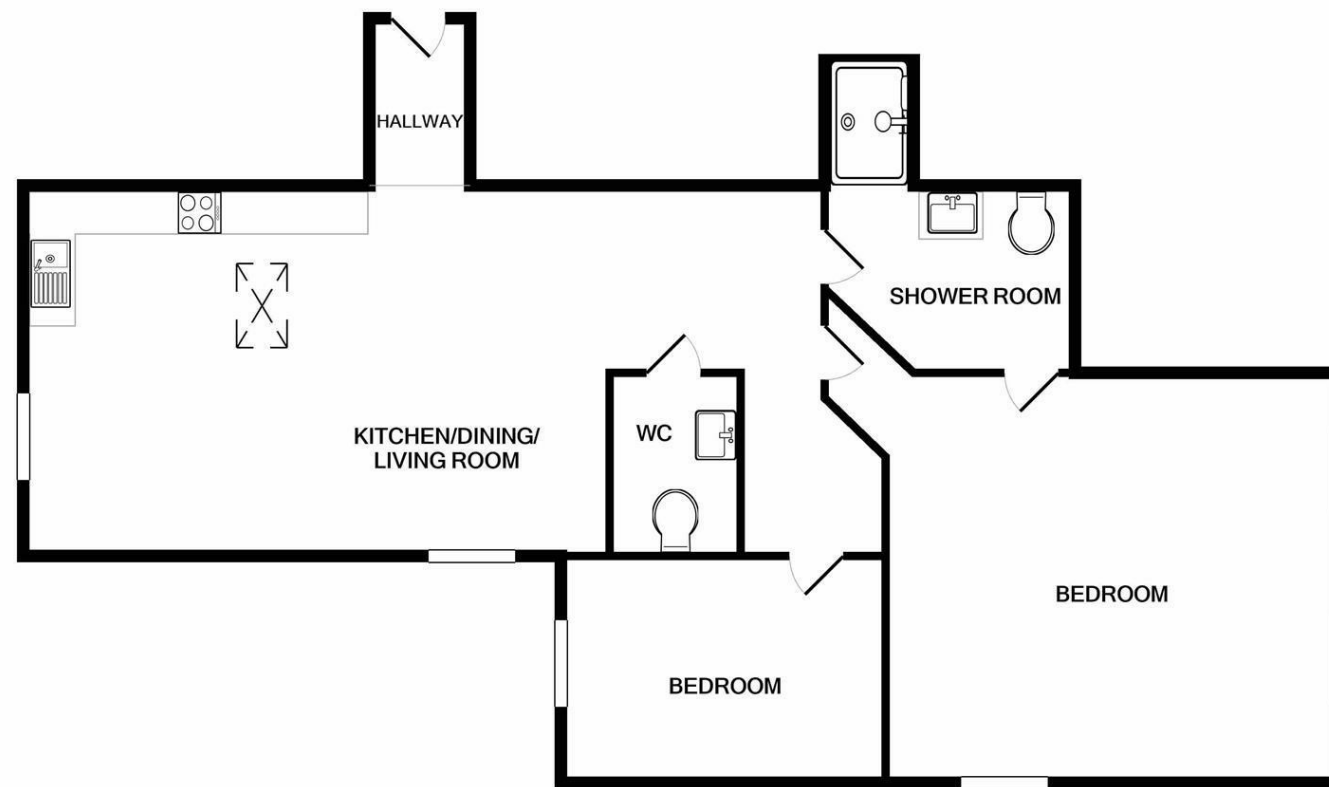
£300,000

A luxurious apartment on the first floor accessed via a lift, with a great standard of finish and exposed wooden beams throughout the main living area. The two bedroom property also benefits a parking space and full usage of the communal facilities.

- LIFT ACCESSED APARTMENT
- TWO BEDROOMS
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- EXPOSED BEAM CEILING AND SKYLIGHTS
- EN-SUITE SHOWER ROOM
- CLOAKROOM
- HIGH STANDARD FINISH
- PRIVATE PARKING SPACE
- COMMUNAL FACILITIES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		50	50
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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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Number 10 South Road, Timsbury, Bath, BA2 0ER

Loves Hill Court is a collection of 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 including this larger characterful apartment, 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.

Number 10 is a superior first floor apartment with exposed wooden beams, a superb kitchen/dining/living area and is located on the first floor of the complex.

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

ENTRANCE HALL

Door to the rear aspect and a smoke alarm.

OPEN PLAN KITCHEN/DINING/LIVING SPACE 8.67m x 4.17m (28'5" x 13'8")

Double glazed windows to the side and front aspects with a double glazed skylight also to the front aspect, three ceiling mounted infrared heaters with a wall mounted control panel, exposed wooden beams across the whole room. Five wall mounted uplighters, telephone and television point. The living space also has carpet flooring.

The kitchen area has a range of wall and base units with granite work surfaces with an inset sink/drain unit and mixer tap. A range of integral appliances including a Fridge/freezer, dishwasher, washer dryer, electric oven and an electric induction hob with an extractor hood over. The kitchen/dining area has vinyl flooring.

CLOAKROOM 1.45m x 1.07m (4'9" x 3'6")

Extractor fan, recessed spot lights and chrome towel radiator and a two piece suite comprising a pedestal wash hand basin with an electronic touch mirror over, and a low level WC, complete with underfloor heating and vinyl flooring.

SHOWER ROOM 2.67m max x 2.41m max (8'9" max x 7'10" max)

Extractor fan, recessed spot lights, The property has a three piece suite comprising a double shower with a mixer shower, vanity unit with a wash hand basin and electronic touch mirror over with a low level WC. Chrome towel radiator, underfloor heating and a vinyl floor.

BEDROOM ONE 4.62m x 3.49m (15'1" x 11'5")

Two double glazed windows to the side aspect, one double glazed window to the front aspect, infrared heater ceiling mounted, five wall mounted uplighters, television point and wall mounted heating control panel.

BEDROOM TWO 3.49m x 2.87m (11'5" x 9'4")

Double glazed window to the side aspect, infrared ceiling mounter heater, four wall mounted uplighters, television point and wall mounted heating control panel.

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 occupant can 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.

COUNCIL TAX:

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

LOCAL AUTHORITY

Bath and North East Somerset

AGENTS NOTE

Broadband - Superfast broadband up to 72Mbps available (Source - Ofcom)
Mobile - EE, Three, O2 & Vodaphone coverage available outside. O2 & Vodaphone internally (Source - Ofcom)
Services - Mains Electricity, Water and Drainage.
Please note the images of this property were originally taken in 2021 and there have been some minor changes since including; additional unit in the kitchen, different flooring in WC, hand rail added to shower room. The property has since been sold but not lived in. Probate awaited.

