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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(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		

3 Sunnyside Gardens Lippiatt Lane, Timsbury, Bath, BA2 0BQ

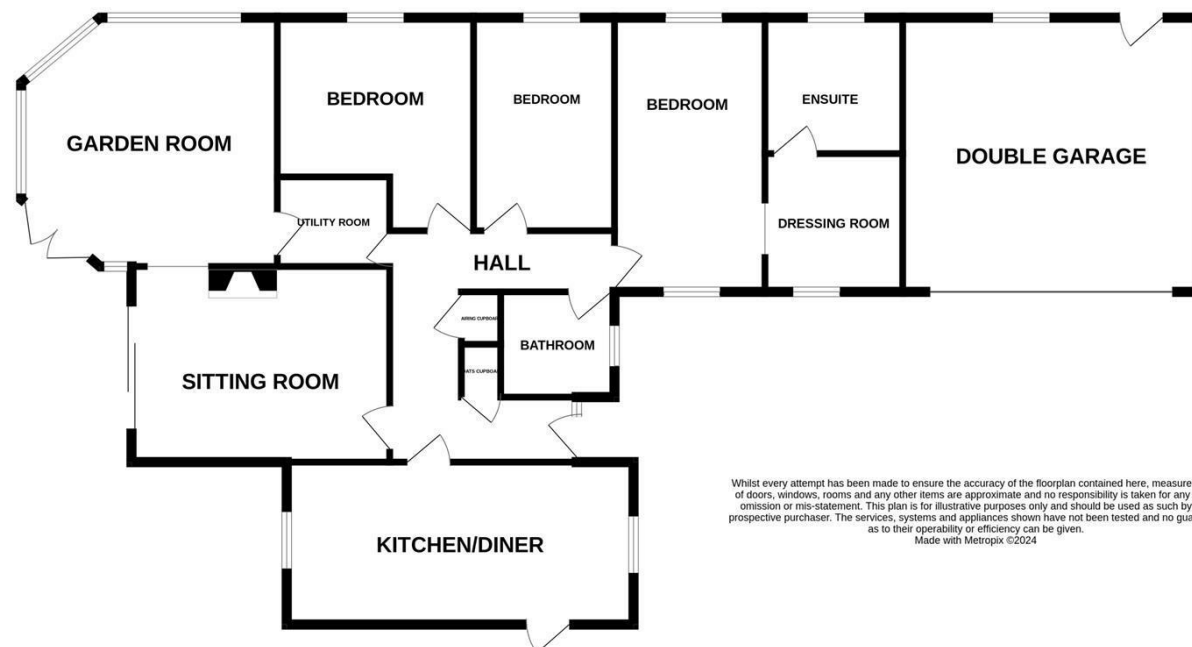


£600,000

A detached bungalow located in the heart of the village but enjoying a cul de sac location. It enjoys an impressive mature garden and benefits from a double garage.

- Detached Bungalow
- Located at the end of a cul de sac
- No Onward Sales Chain
- Beautiful wrap around mature garden
- Double garage with further off street parking
- Lovely conservatory / garden room
- Secluded large wrap around garden

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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3 Sunnyside Gardens Lippiatt Lane, Timsbury, Bath, BA2 0BQ

The property is a detached bungalow in the popular village of Timsbury and is offered with no onward chain. The property offers three good bedrooms the main bedroom benefiting from a dressing room and an ensuite. The kitchen diner runs from the front of the property to the rear giving a spacious feel with ample storage base cupboards, wall units and worktop space. There is a further bathroom and a sitting room which leads into an impressive conservatory / garden room ideal to relax in and enjoy the view of the garden.. There is ample parking with a double garage and further off street parking.

Outside, to the rear and side a real wow factor for the property is the beautiful wrap around mature secluded garden which is sure to impress. The front is mainly arranged for further off street parking.

Timsbury is a popular country village which lies some 5 miles south of the Georgian City of Bath which has a renowned range of educational, cultural and shopping facilities. The village itself offers a range of local amenities including a hairdressers, chemist, convenience store, primary school, church, doctors surgery, public house and community hall. There is a regular bus service through the village and for those wishing to commute to the major cities of Bristol and Bath access by road is good, while the Towns of Keynsham and Midsomer Norton are close by.

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

ENTRANCE HALL

Entry via wood double glazed multi panel door. Double glazed window. Coved ceiling. Radiator. Coats cupboard. Electric consumer box. Airing cupboard with hot water tank and shelves. Two radiators. Loft access.

KITCHEN DINER 6.16 x 2.87 (20'2" x 9'4")

Double glazed windows to front and rear. Coved ceiling. Door with glass panels leads to the side access of the property. Wall cupboards and base units comprising cupboards and drawers. The corner cupboards have carousel shelves making accessibility easier. Laminate roll edge worktops. Space for a fridge freezer and dishwasher. Built in eye level oven. Inset gas four burner hob. Stainless steel one and half sink with mixer tap. Tiled splash backs.

SITTING ROOM 4.59 x 3.46 (15'0" x 11'4")

Double glazed window with side aspect. Double glazed patio doors leading to the rear garden. Coved ceiling. Gas fireplace with a stone surround and wood mantle.

CONSERVATORY / GARDEN ROOM 4.56 max x 4.72 max (14'11" max x 15'5" max)

Double glazed windows letting in plenty of light and double glazed doors giving access to the garden. Laminate flooring. Glass roof again with fitted blinds. Wall lights. Two radiators.

UTILITY ROOM 2.00 x 1.91 (6'6" x 6'3")

Glass panel door leads to the conservatory. Stainless steel sink and drainer. Boiler. Space for a washing machine and tumble dryer. Tiled floor. Storage shelves.

BEDROOM 3 3.50 x 2.85 (11'5" x 9'4")

Double glazed window. Built in wardrobes with dressing table and drawers. Coved ceiling. Vanity sink.

BEDROOM 2 4.86 x 2.67 (15'11" x 8'9")

Double glazed window. Coved ceiling. Radiator.

BEDROOM 1 4.86 x 2.67 (15'11" x 8'9")

Two double glazed windows. Coved ceiling. Arch to

DRESSING AREA 2.45 x 1.86 (8'0" x 6'1")

Double glazed frosted window. Built in wardrobes with integral drawers. Door to

ENSUITE 2.45 x 2.12 (8'0" x 6'11")

Double glazed frosted window. Heated towel rail. Walk in shower with electric shower. Toilet and bidet. Pedestal basin. Tiled walls and floor.

BATHROOM 2.01 x 1.76 (6'7" x 5'9")

Bath with shower over. Toilet. Pedestal basin. Tiled walls and floor. Double glazed frosted window.

GARAGE 5.50 x 5.25 (18'0" x 17'2")

Attached garage with electric up and over door. Rear personal door. Power and light. window.

FRONT

Driveway and parking for three cars. Pathway leads to the front door through an archway covered in plants with flower beds each side. Access to the garden via side access gates. External lights.

REAR GARDEN

Beautiful wrap around secluded garden laid mainly to lawn with mature flower borders and trees. Patio across the back of the property ideal to set up as a dining / seating area. To the side of the property there is a hardstanding with gated access to the front driveway which could offer further parking.

COUNCIL TAX

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

TENURE

Freehold

ADDITIONAL INFORMATION

The two trees in the rear garden have tree preservation orders. More details can be found on the B&NES website.

Local authority Bath and North East Somerset Services Electric. Water and mains drainage. Gas Broadband. Superfast 58mps source Ofcom Mobile phone 02 Vodaphone Located in a coal mining reporting area

