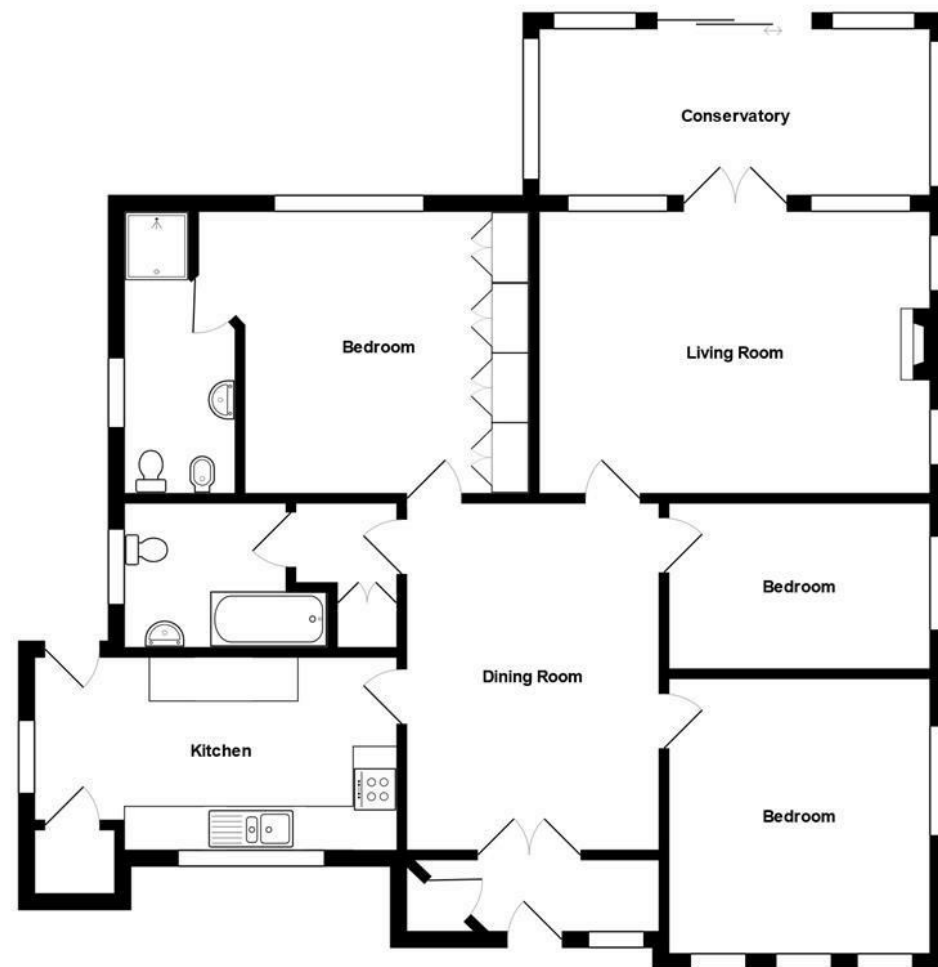


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		61	
(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		



Total Area: 128.5 m² ... 1383 ft²
All measurements are approximate and for display purposes only.

5 Rectory Close, Farmborough, Bath, BA2 0AW



£565,000

A superb detached bungalow in a delightful part of the village offering versatile accommodation, wrap around gardens and a wonderful private location.

- Secluded private cul de sac location
- Popular country village setting
- Generous central reception
- Established gardens
- Detached garage & driveway
- Marketed with no onward chain
- Light and airy
- Three bedrooms
- Ensuite shower room and family bathroom

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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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5 Rectory Close, Farmborough, Bath, BA2 0AW

This delightful bungalow is located in a private road which was the former site of the Rectory. There are only eight properties in the close, with most located around a central round green, which is laid to grass. This makes for a calm and peaceful location with a charming outlook free from passing traffic and street parking. Each property is set within a generous plot giving a feeling of space and tranquillity. Number 5 is located at the back of the development. The drive leads up to a parking area and a garage off to the right.

Entry to the property is via an enclosed porch, which leads into a spacious central reception room where all the further rooms lead from. There are three good bedrooms and two bathrooms, one of which is an ensuite. There is a generous sitting room with doors that lead out to the conservatory. Finally, there is a good size practical kitchen. The property feels light and airy due to lovely size windows which allow the light to flood in.

Outside, the garden wraps around the property with plenty of pretty flowers, shrubs and trees many of which are in raised flowerbeds. The main part of the garden is laid to lawn and a patio area. The immediate front is set up for parking and a stone chipped area for easy maintenance.

This is all set with a pretty back drop of the Parish Church.

Farmborough is a village about 8 miles south west of Bath. Farmborough enjoys a volunteer run shop & café, ideal for local produce and a great place to meet up. The village is about a 15 minute drive to the park and ride at Newbridge in Bath.

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

ENTRANCE PORCH 3.05 max x 1.05 (10'0" max x 3'5")

Entry via a uPVC front door and double glazed frosted window either side. Light. Cupboard with electric meter. Double glazed doors lead in to the

CENTRAL RECEPTION ROOM 4.83 x 3.54 (15'10" x 11'7")

A central reception room with all rooms leading from here. Two radiators. Coved ceiling. Double glazed windows each side of the entrance doors.

KITCHEN 5.08 x 2.71 (16'7" x 8'10")

Entry via multi glass panel door. Double glazed windows to the front and side aspects. Double glazed door giving access to the garden. Range of wooden wall and base units comprising cupboards and drawers. Laminate worktops with a tiled splashback behind. Louvre style door opens up to a utility cupboard with plumbing for a washing machine and a shelf offering space for a tumble dryer. Wall mounted heating control unit. Built in oven, hob and hood. Space for a fridge freezer.

SITTING ROOM

Two double glazed windows to the side aspect. Three radiators. Fireplace with brick surround and tiled hearth. Coved ceiling. Glass doors with windows each side lead to the

CONSERVATORY 5.37 x 2.26 (17'7" x 7'4")

Double glazed windows to the side and rear. Double glazed patio door to the garden. Radiator.

BATHROOM 2.00 x 2.10 ext to 2.58 bathroom only (6'6" x 6'10" ext to 8'5" bathroom only)

Entry to an initial lobby which houses an airing cupboard and a door leads on into the bathroom. Double glazed frosted window. Panel bath with mixer tap and shower attachment. Vanity basin with light and shaver point above. Toilet. Part tiled walls. Radiator.

BEDROOM 1 3.98 x 3.95 (13'0" x 12'11")

Double glazed window to the rear aspect. Coved ceiling. Radiator. Built in furniture with cupboards, drawers and a dressing table. Phone point. Door into the

EN SUITE SHOWER ROOM 3.94 max x 1.40 (12'11" max x 4'7")

Double glazed frosted window to the side aspect. Shower cubicle. Toilet and a bidet. Vanity sink. Part tiled walls and laminate flooring. Radiator.

BEDROOM 2 3.85 x 3.65 (12'7" x 11'11")

Double glazed window to the side aspect. Three double glazed windows to the front aspect. Phone point. Coved ceiling. Radiator.

BEDROOM 3 3.65 x 2.32 (11'11" x 7'7")

Double glazed window with side aspect. Loft access. Radiator. Coved ceiling.

OUTSIDE

FRONT

Driveway leads from the private residents road to a hard standing for parking with a further parking area next to the garage. Gravelled area for low maintenance. Flower beds to the front and side border. Fence to side.

WRAP AROUND SIDE AND REAR GARDEN

A pathway leads around the side of the bungalow. The garden is laid to lawn with mature flower beds and borders some of which are raised. A raised seating area laid with patio stones makes a lovely outdoor seating area in a secluded part of the garden. Fences to rear and side. External tap.

GARAGE

Detached from the house with an up and over door. Inside there is power and light. Window to the side. Bin store area behind the garage.

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

Local authority. Bath And North East Somerset Services. Electric. Gas. Mains water and drainage Broadband superfast 47mps Source Ofcom Phone EE Three Limited O2 Vodaphone Likely Within a coal mining reporting area

