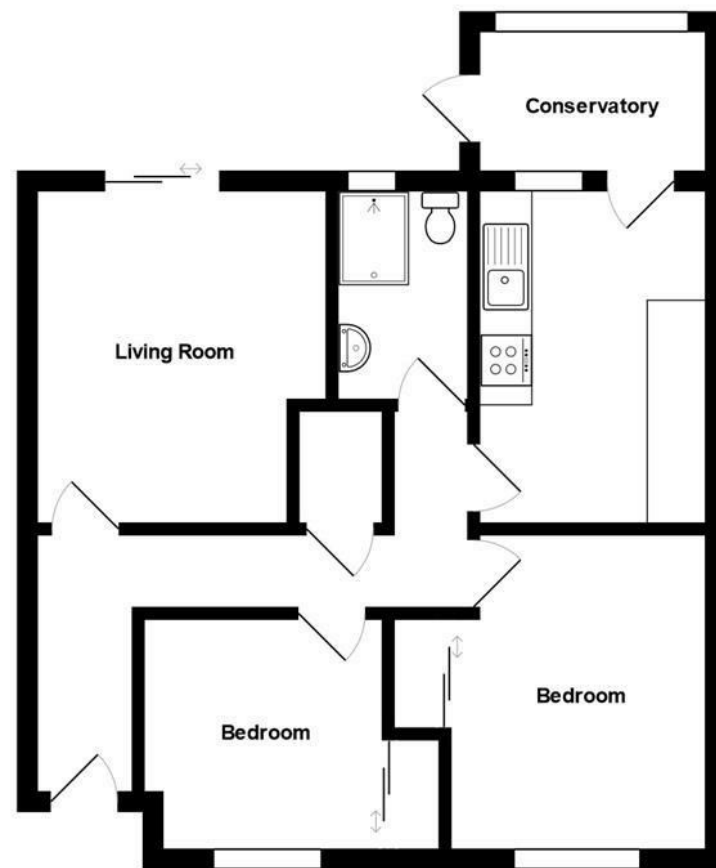


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 60.7 m<sup>2</sup> ... 653 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

42 St Marys Close, Timsbury, Bath, BA2 OHX



£280,000

A well situated terraced bungalow overlooking open countryside in a traffic free location with a garage situated in a nearby block.

- Available with no upward sales chain
- Well presented and ready to move into
- 'L' Shaped entrance hall
- Living room
- Kitchen
- 2 Bedrooms
- Shower room (former bathroom)
- Rear porch/small conservatory
- Open plan front garden & good size level rear garden
- Garage in nearby block

[www.daviesandway.com](http://www.daviesandway.com)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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## 42 St Marys Close, Timsbury, Bath, BA2 OHX

This well presented terraced bungalow dates from the 1970's and forms part of a much sought after established development close to the local doctors surgery, parish church and village amenities. The property enjoys a traffic free setting with pedestrian footpaths to front and rear and overlooks open countryside making this a quiet position. An ideal opportunity for those seeking a retirement property for downsizing or to "lock up and leave" or perhaps for first time buyers.

Timsbury is a popular village location with good road access to Bristol and Bath and a good range of village amenities including a Co-Op convenience store, doctors surgery, pharmacy etc as well as Conygre Hall which is the hub of the community.

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

### RECESSED OPEN STORM PORCH

Double glazed door to

### 'L'SHAPED HALLWAY

Radiator, access to roof space, deep shelved linen cupboard with radiator.

### LIVING ROOM 3.88m x 3.29m (12'8" x 10'9")

Sliding double glazed patio door leading to the rear garden. Radiator.

### KITCHEN 3.78m x 2.56m (12'4" x 8'4")

Fitted wall and floor units providing drawer and cupboard storage space with contrasting work surfaces and tiled surrounds. Inset stainless steel single drainer sink unit with mixer tap. Built in Neff oven, hob and hood, plumbing for washing machine and space for fridge/freezer. Radiator. Double glazed door and window to

### REAR PORCH/SMALL CONSERVATORY 2.66m x 1.41m (8'8" x 4'7")

Cold water tap, polycarbonate roof, double glazed windows to rear and side aspects and door to outside.

### BEDROOM 3.56m x 2.87m (11'8" x 9'4")

Double glazed window to front aspect overlooking fields and countryside, radiator. Built in wardrobe (excluded from measurements).

### BEDROOM 2.70m x 2.60m (8'10" x 8'6")

Double glazed window to the front aspect overlooking fields and countryside. Built in cupboard with Baxi gas fired combination boiler (excluded from measurements.) Radiator.

### SHOWER ROOM (FORMER BATHROOM) 2.39m x 1.30m (7'10" x 4'3")

Double glazed window to rear aspect, fully tiled walls. Modern white suite comprising wc with concealed cistern, wash basin with mixer tap and vanity cupboard beneath and shower tray with thermostatic shower. Heated towel rail. Ceiling mounted downlighters.

### OUTSIDE

To the front, the property is approached via a footpath which adjoins open countryside.

### OPEN PLAN FRONT GARDEN

Laid to lawn with flower and shrub borders and a pedestrian pathway.

### GOOD SIZE LEVEL REAR GARDEN 14m x approximately 7m (45'11" x approximately 22'11")

Comprising a paved patio terrace immediately to the rear of the property and lawns with flower and shrub beds including a lilac and apple tree. Pedestrian rear access.

### GARAGE 5.07m x 2.62m (16'7" x 8'7")

Situated in a block which adjoins the garden and accessed through an up and over door.

### TENURE

Freehold.

### COUNCIL TAX

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

### ADDITIONAL INFORMATION

All mains services available and connected.

The property adjoins fields to the front and overlooks countryside. As with any area on the fringe of the village there is no guarantee that this land may not be developed at some point in the future.

Probate is awaited.

Mobile voice & data coverage likely available outside via EE, Three, O2 and Vodafone. Mobile voice & data coverage likely available internally via O2 & Vodafone, but limited with Three and unavailable via EE. Source - Ofcom.

Superfast 76Mbps broadband available. Source - Ofcom.

