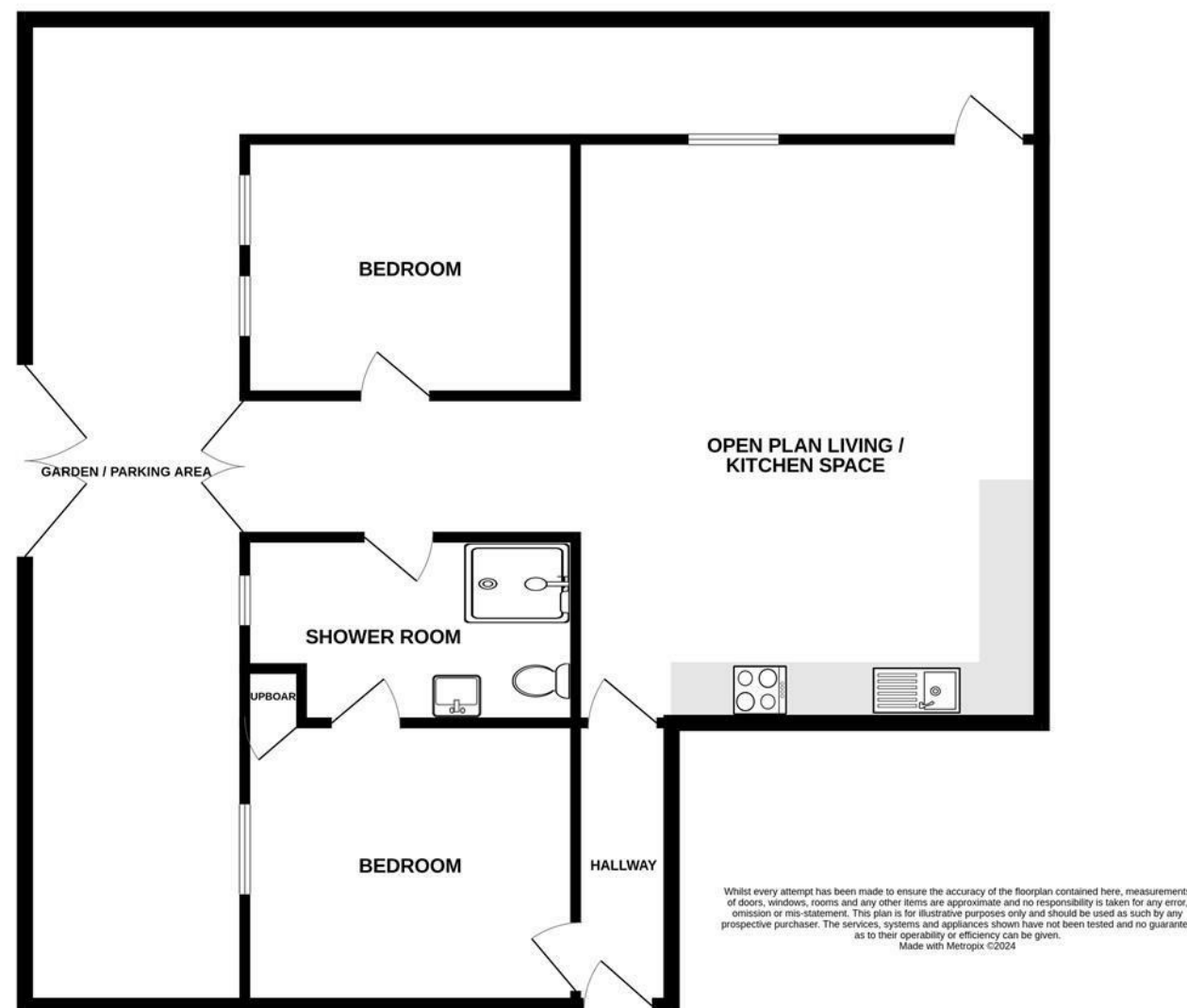


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	53
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



8 Loves Hill Court South Road, Timsbury, Bath, BA2 0ER



£325,000

On the ground floor, one of the largest apartments in the development, boasting a private garden to the front and side including a parking space.

- Beautifully Appointed Accommodation
- Open Plan Living Room with Vaulted Ceiling & Grandstand Southerly Facing Window
- Kitchen featuring a range of built in appliances
- Two double bedrooms
- Large jack and jill Shower Room
- Communal Garden Quad
- Communal Lounge and Guest Suite
- Well Equipped Spa with Gymnasium, Hot Tubs, Spa Pool & Treatment Room

8 Loves Hill Court 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 8 is a superior ground floor apartment with the largest of the private gardens and its own parking space within the garden. Level access to the communal areas and makes an ideal property for those wanting easy access and pets.

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

HALLWAY

Two wall lights, infra red heating panel with a wall mounted control thermostat.

KITCHEN LIVING ROOM 6.50m x 5.21m (21'3" x 17'1")

Double glazed door and window to the side aspects, double glazed French doors to the front aspect, two infra red heaters with wall mounted thermostat, five wall lights, television point and smoke alarm. There is a range of wall and base units with quartz work tops, a stainless steel 1 & 1/2 bowl sink/drain with mixer tap. There is an integral electric oven, electric hob with extractor hood over, fridge/freezer, dishwasher and washer/dryer. The room is open plan so incorporates the living room, dining room and kitchen areas. This can be sectioned up with furniture.

BEDROOM 1 3.68m x 2.84m (12'0" x 9'3")

Two double glazed windows to the front aspect, three wall mounted lights, infra red heater with wall mounted thermostat and a television point.

SHOWER ROOM JACK & JILL 2.83m max x 2.07m (9'3" max x 6'9")

A double glazed window to the front aspect, extractor fan, recessed spot lights, chrome towel radiator, shower cubicle with a mixer shower over, vinyl boards, low level WC, vanity unit with a wash hand basin and vinyl flooring.

BEDROOM TWO 3.51m x 3.15m (11'6" x 10'4")

A double glazed window to the front aspect, three wall mounted lights, television point, infra red heater with wall mounted thermostat and cupboard housing the water tank.

SIDE GARDEN

Wooden fencing, laid to shingle stones. This area can be accessed by the side door and it opens up into the rear garden also.

REAR GARDEN

Enclosed by wooden fencing and laid to shingle stone and an area or artificial lawn.

PARKING

A private parking space laid to shingle within the boundary of the property.

ADDITIONAL NOTES

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.

COUNCIL TAX BAND

