



Total Area: 108.8 m<sup>2</sup> ... 1171 ft<sup>2</sup> (excluding store)  
All measurements are approximate and for display purposes only.

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DAVIES & WAY

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54 Southlands Drive, Timsbury, Bath, BA2 0HB



Offers In Excess Of £400,000

An attractive four bedroom detached house, located on Southlands Drive on the outskirts of Timsbury village. A well presented home with landscaped gardens ideally suiting a family. In close proximity to open fields and has a wonderful rural outlook.

- Detached family home
- Four Bedrooms
- Modern kitchen / dining room
- Sitting room with a log burner
- Ev Charging point
- Bathroom and a cloakroom
- Landscaped garden
- St Mary's CofE primary School with a rating of outstanding
- Lovely views
- delightful village location





# 54 Southlands Drive, Timsbury, Bath, BA2 0HB

An attractive detached house, built in 1968 and located along Southlands Drive within Timsbury village. A generous family home we feel with a wonderful outlook across the Cam Valley, an excellent spot for those looking to immerse in village life but also to be on the outskirts enjoying the rural surrounds. The village also has an outstanding primary school.

The property has been adapted and modernised, it has a great layout and landscaped gardens to be enjoyed.

The entrance hall leads to the each room on the ground floor, the living room has a wide front window bathing the room in light and there is a log burner with a solid wooden beam over. From here you have French doors leading into the dining area which in turn now opens into a modern kitchen, dressed with white gloss cabinets. There is ample space here and direct access to the rear garden and decking area for the warmer months, eating outdoors. Back along the hallway is a cloak room, then a utility room which uses up part of what previously was a garage. The first floor has a landing area with a window to the side and leads into a modern four piece bathroom and four ample sized bedrooms. Bedrooms one and three have an outlook to the front over the valley which is beautiful especially at sunrise and sun set. The rear garden has been landscaped creating terraced level areas. Immediately behind the house there is a secluded deck area for outdoor eating and a lawn area. The pathway leads to the next level with lawn , herbs and fruit trees. The upper level has more lawn and planted borders with a shed. The from garden has a lawn area with a mixture of flowers and trees giving a very pleasant look. The driveway is block paved and can accommodate three cars. The garage has an area that still can be used for bikes and such, there are additional area of storage under the utility room and storage shed.

## GROUND FLOOR

### HALLWAY

An obscure double glazed door to the front aspect, textured ceiling, stairs leading to the first floor and a radiator.

### LIVING ROOM 4.66m x 3.56m (15'3" x 11'8" )

A double glazed window to the front aspect, single glazed French doors leading to the dining room, textured and coved ceiling, log burner with a tiled hearth and wooden beam over, radiator and a television point.

### KITCHEN/DINING ROOM 7.52m x 2.51m (24'8" x 8'2" )

A double glazed window and French doors to the rear aspect and a double glazed door to the side aspect with textured and coved ceilings. There is a range of wall and base units with laminate work surfaces, an inset 1 & 1/2 bowl sink/drainers with mixer tap, a integral four ring induction hob with extractor hood over, double electric ovens, and dishwasher, there is also space for an American style fridge/freezer. Finished with two radiators and wooden flooring.

### UTILITY ROOM 2.63m x 2.46m (8'7" x 8'0" )

Textured ceilings, extractor fan, a range of wall and base units with laminate work surfaces, a stainless steel sink/drainers and mixer tap, space for a washing machine and tumble dryer and tiled flooring.

### CLOAKROOM 2.11m x 0.81m (6'11" x 2'7" )

An obscure double glazed window to the side aspect, a low level WC, a wall mounted wash hand basin with tiled splash backs, radiator and tiled flooring.

## FIRST FLOOR

### LANDING

Smoke alarm and a Loft hatch with pull down ladder, partial boarding and a light. There is also a Veissman boiler.

### BEDROOM ONE 3.76m x 3.59m (12'4" x 11'9" )

A double glazed window to the front aspect, textured ceiling, radiator and a free standing wardrobe.

### BEDROOM TWO 3.63m x 3.57m (11'10" x 11'8" )

A double glazed window to the rear aspect and a radiator.

### BEDROOM THREE 3.83m x 2.79m (12'6" x 9'1" )

A double glazed window to the front aspect, textured ceiling and a radiator.

### BEDROOM FOUR 2.61m x 2.60m (8'6" x 8'6" )

A double glazed window to the rear aspect, textured ceiling, radiator and a telephone point.

### BATHROOM 2.59m x 2.03m (8'5" x 6'7" )

An obscure double glazed window to the rear aspect, textured ceiling with spot lights, tiled walls, heated chrome towel radiator and a four piece suite comprising a pedestal wash hand basin, low level WC, panel bath and a shower cubicle with a mixer shower. Finished with tiled flooring.

## EXTERNALLY

### REAR GARDEN 14m x 10.49m approx (45'11" x 34'4" approx)

The rear garden is enclosed by wooden fencing with side access gates on both sides of the property. There is outside lights and power points as well as a water tap. The garden has three levels being terraced. The lower level has an excellent decked area for sitting and eating which is secluded and sheltered from the elements with a lawn area next to it. A pathway leads to the middle level with lawn, shrubs and a highly productive cherry tree. The top level is laid to lawn with planted borders and a hardstanding.

### FRONT GARDEN

The front garden has an area of lawn to the right hand side with a mixture of shrubs flowers and ornate trees, creating an attractive frontage blending with driveway.

### GARAGE AND DRIVEWAY 2.36m x 2.21m (7'8" x 7'3" )

An up and over door to the front aspect, single glazed window to the side aspect and light. EV charging point.

### UNDERCROFT STORE 2.63m x 2.46m (8'7" x 8'0" )

A door to the side aspect into with lights.

## TENURE

Freehold

## COUNCIL TAX BAND

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.

## ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. All mains services connected Broadband. Ultrafast 1000 mps. Source Ofcom Mobile phone outside. EE. O2 Three Vodafone all likely. Source Ofcom The property is within a coal mining reporting area.

