



74A TILLEY CLOSE
FARMBOROUGH
BATH
BA2 0AQ
OFFERS OVER £325,000

SITTING IN A PRIME CORNER POSITION OF A QUIET CUL-DE-SAC WITHIN THE POPULAR VILLAGE OF FARMBOROUGH, CAN BE FOUND THIS IMMACULATELY PRESENTED THREE BEDROOM END OF TERRACE HOME, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Constructed circa 2020, this contemporary home offers chic finishes throughout, tastefully presented with neutral decor and premium fixtures & fittings, allowing any new owner to simply move in with ease. Not only this, but this attractive home offers a well-balanced arrangement throughout, benefitting from comfortable room proportions, and a well considered garage conversion to now offer an additional versatile space, currently utilised as a home office.

The property welcomes with a sizeable entrance hall, opening into a comfortable lounge that sits to the front aspect, whilst to the rear of the ground floor can be found a full width kitchen/diner, framed by feature Bi-folding doors onto the rear garden. This space lends itself to entertaining, perfect for hosting family get togethers & social gatherings, styled with a statement kitchen to include a selection of integrated 'Neff' appliances, fitted larder cupboards and feature island. Completing the ground floor offering is a cloakroom WC, a practical benefit sure to appeal to many.

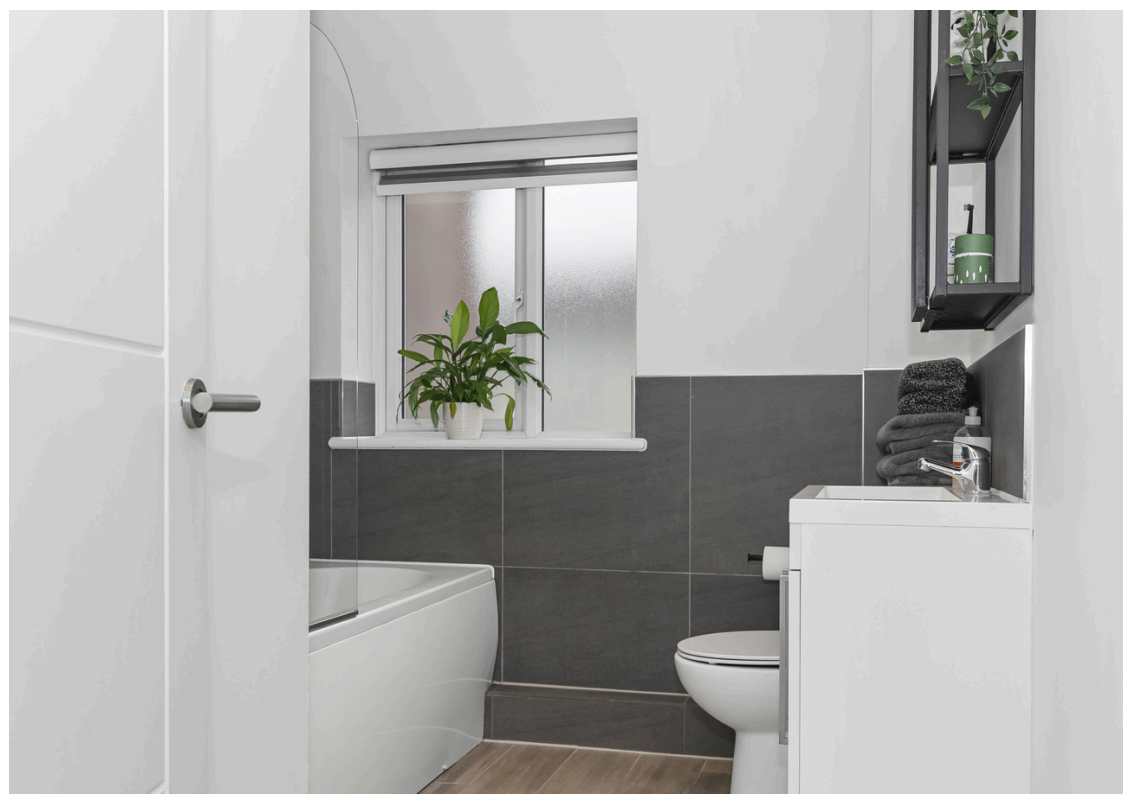
Upstairs, three bedrooms can be found, two of which being comfortable double rooms, with the rear bedrooms enjoying far reaching views towards All Saints Church and the neighbouring rolling countryside. Finally, completing the internal offering is a contemporary three piece bathroom with shower over bath.

Externally, the south facing rear garden has been designed with low maintenance in mind, laid with artificial lawn with a patio area, enclosed with a characterful stone wall. Not only this, but the garden offers a feature cabana, currently utilised as an outside bar, perfect for an evening tipple with friends. Not all style without substance though, this home also offers practical benefits such as a partitioned garage store, and off street parking to the front aspect. This modern offering also offers an energy efficient PV system, sure to appeal to those wanting to reduce ongoing energy costs, or those mindful of their carbon footprint.

Just six miles from Bath, Farmborough is a popular village that offers countryside living without feeling remote. The village has everything you need day to day - a local village shop, a popular community café, and a well stocked 'Local'. Not only this, but the village boasts a highly regarded primary school, and excellent transport links to the neighbouring cities of Bath & Bristol via the A39.

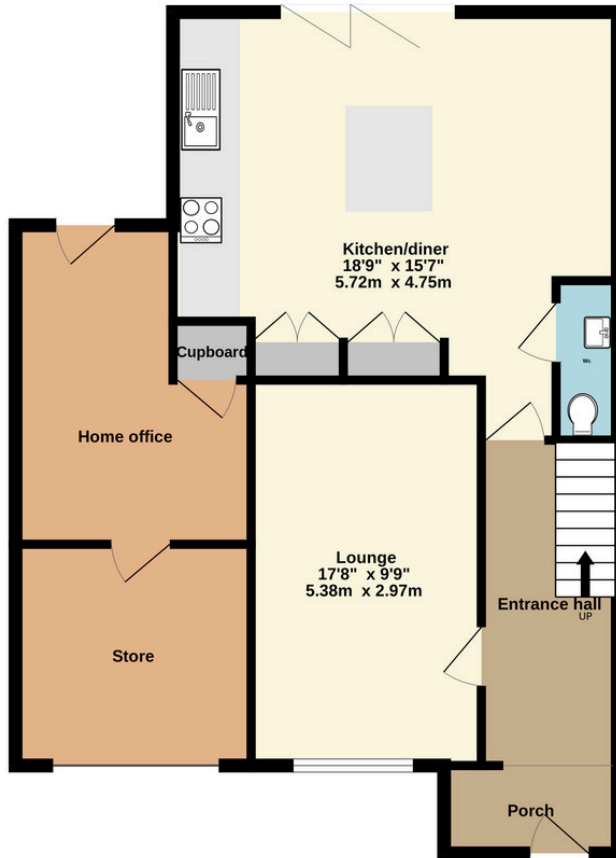
A premium modern home sure to leave a lasting impression, this immaculate offering is simply a must view.



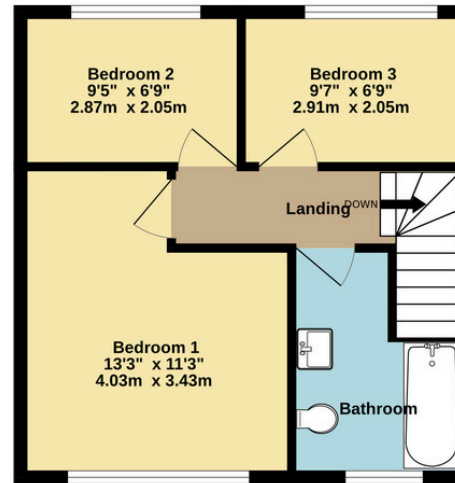




Ground Floor
789 sq.ft. (73.3 sq.m.) approx.



1st Floor
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 sq.m.) approx.

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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Energy performance certificate (EPC)

74A TILLEY CLOSE FARMBOROUGH BATH BA2 0AQ	Energy rating B	Valid until: 16 December 2030
	Certificate number: 9868-5915-5332-2100-6264	

Property type: End-terrace house

Total floor area: 76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

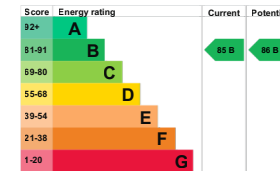
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get aratingfromA(best)toG (worst)and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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