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GREGORYS
ESTATE AGENTS

40 THE GLEBE
TIMSBURY
BATH
BA2 0LT
£385,000

Positioned within a popular cul-de-sac within the desirable village of Timsbury can be found this impressive and heavily improved semi-detached property. Presented to an exemplary standard, the current owners have sympathetically upgraded the home in recent years, which now presents as the perfect property for any professional couple or young family alike.

Internally the accommodation has been improved by way of a garage conversion which comprises a ground floor bedroom and en-suite shower facilities. Over the years this room has been used for a multitude of purposes, most recently a home office and now a guest bedroom suite. Access to this room is via the entrance hallway, with access to the lounge and also to the first floor via the stairs. The lounge/diner is a light and airy room with a window overlooking the front aspect and 'French' doors leading to the rear garden. Generously proportioned this welcoming living room offers a comfortable lounge leading to the dining area. From the dining area, a door leads through to the separate kitchen. A newly fitted kitchen comprises contemporary, fitted wall and base units with a selection of fitted appliances. A rear lobby provides with doors to both the front and rear aspects provides the practical nature of this lovely home.

To the first floor can be found three bedrooms, all of which are double in nature with a fitted storage cupboard found to the principle bedroom. Furthermore a shower room, comprising a modern, three piece white suite and a large storage cupboard, currently housing the gas combination boiler, completes the accommodation.

Externally the property continues to impress, particularly to the rear aspect where the most delightful garden, private in nature and bathed in natural light due to the south facing orientation. To the front aspect a driveway provides valuable off street parking for two vehicles.

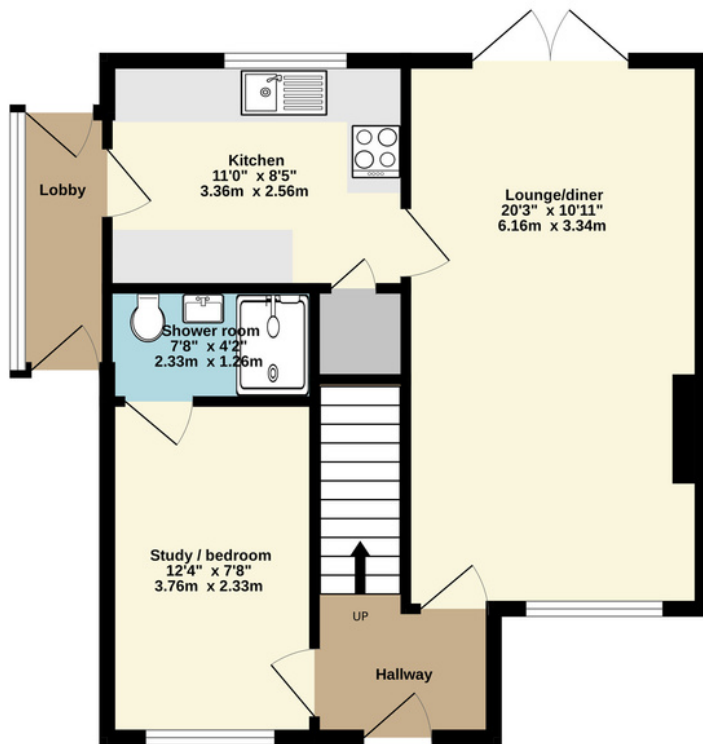
A truly wonderful opportunity to acquire this impressive home within this ever popular village.







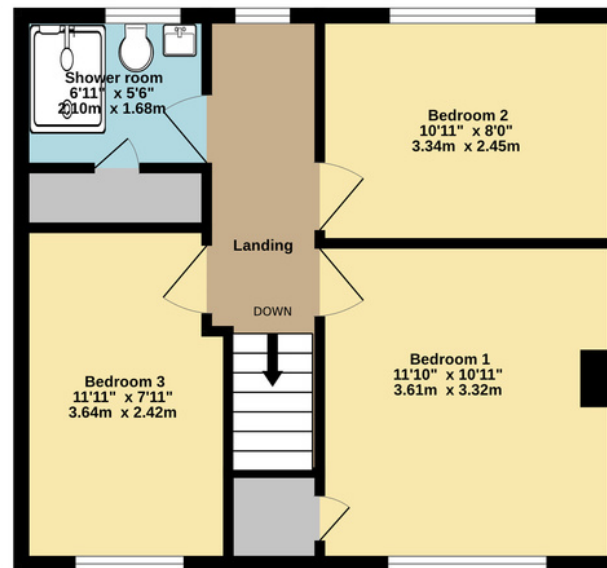
Ground Floor
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 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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1st Floor
442 sq.ft. (41.1 sq.m.) approx.



Energy performance certificate (EPC)

40 The Glebe Tinsbury BA2 0LT	Energy rating C	Valid until: 15 September 2035 Certificate number: 9450-3054-9201-4785-6294
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Property type: Semi-detached house
Total floor area: 91 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) (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 C. It has the potential to be C.

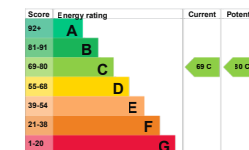
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (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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