



- A detached bungalow in a sought after location
- Approximately 1/4 of an acre plot
- Spacious accommodation with lots of potential
- As many as three reception rooms
- Mature and private gardens
- Garage and plenty of parking



'Opportunities to purchase on Loves Hill don't present themselves often and this detached bungalow set on mature, well tended grounds has so much potential for a buyer to create a wonderful home!' Set in a desirable part of the village of Timsbury, lies this spacious three bedroom detached bungalow which has so much scope and potential for a prospective buyer to update and adapt as they see fit. Entering the property from the rear, the property has a timber porch which leads into a hallway with a handy recess which is currently occupied by a desk. There is a light and bright lounge with a wonderful rural view and there is also a separate dining room with a serving opening through into a well fitted kitchen. The property has a further reception room which could be utilised as a study or fourth bedroom and also has a separate kitchen/utility area directly alongside and therefore has annexe potential. The property has three comfortable sized bedrooms, a family bathroom and also an updated walk in wet room. The property has oil CH and is double glazed. The gardens surround the bungalow and measure at approximately 1/4 of an acre. The rear garden is a real sun trap and is laid to lawn and has beautifully well stocked, mature flower beds and borders bringing colour and vibrancy to the garden. There is a private seating area, summerhouse, fruit trees, undercroft storage and two greenhouses. At the front of the property the garden is elevated from the lane and has raised beds and planters and enjoys a sunny southerly aspect out across the fields opposite. The approach to the property is via a tree lined driveway which then turns onto a private drive with plenty of parking and a single garage with electric door. Quietly positioned on the outskirts of the village, the property is within walking distance of the village centre and has easy access to open countryside. The village proves to be a fantastic commuter base for those needing easy access to both Bath and Bristol





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	40 E	
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.