



- A three bedroom terraced bungalow in a popular village setting
- Walking distance of village amenities including the doctors surgery close by
- Spacious lounge/dining room and separate kitchen
- Three well proportioned bedrooms and bathroom
- Rear garden and a garage in nearby block
- Offered for sale with no onward chain



***'A heavily extended three bedroom terraced bungalow in a sought after position within the village of Timsbury, within walking distance of amenities and surgery!'***

This three bedroom mid terrace bungalow offers more than first meets the eye having been extended to the rear to create a good sized living accommodation. The accommodation comprises entrance hall with doorway leading into a large lounge/dining room with doors opening onto the garden. There is a well fitted kitchen which could potentially be opened up to the dining room and there is a single door out to the garden. The bungalow has three generous sized bedrooms plus a bathroom. The property has electric heating and is double glazed. Offered for sale with no onward chain.

The front of the property provides a manageable garden with shrubs and borders. At the rear the garden is fully enclosed and is predominantly laid to paving with a timber garden shed and a rear access gate which leads out to a single garage in a block. On street parking is also readily available. T

The village of Timsbury is approximately 7.5 miles from Bath city centre and 12.5 miles from Bristol city centre. There is a doctors surgery within view of the property and village shops are a five minute level walk. The village is also served by a regular bus service.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	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](mailto: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.