



- A three bedroom semi detached home
- Situated in a popular, well regarded village
- Recently updated, attractive modern kitchen
- Potential additional bedroom or home office on the ground floor
- Manageable rear garden backing onto farmland
- Excellent commuter location for Bath & Bristol



***'With a pleasant outlook from the rear boundary, this three bedroom semi detached home has had a new modern kitchen installed and offers flexible ground floor accommodation!'***

This three bedroom semi detached home enjoys accommodation comprising an entrance porch, handy for shoes and coats. There is a spacious lounge with storage cupboard and stairs to to the first floor and the lounge flows nicely into the kitchen/dining room which has been replaced to create an attractive, social space now has plenty of units with solid work surfaces over. Separate utility room with space for appliances with internal door to the garage and there is a downstairs wc plus an additional room currently set up as a bedroom but could be a home office or such like. On the first floor there are three well proportioned bedrooms, with the two largest benefitting from fitted wardrobes. There is a good size family bathroom. Double glazing and there is a recently installed Worcester Bosch gas boiler.

Externally the property has a lovely frontage with driveway parking for two cars in front of a larger than average garage. At the rear there is a level garden offering a paved patio and well maintained lawn. The rear of the property backs directly onto open fields and farmland and has a lovely view out towards 'two tree hill'.

Timsbury is a popular village some 7 miles South of Bath and approx 12 miles from the larger City of Bristol, both are well within daily commuting distance with regular public transport running through the village. The village itself has plenty of amenities all within a relatively level walk including school.

**Tenure:** Freehold

**Council Tax Band:** C







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