



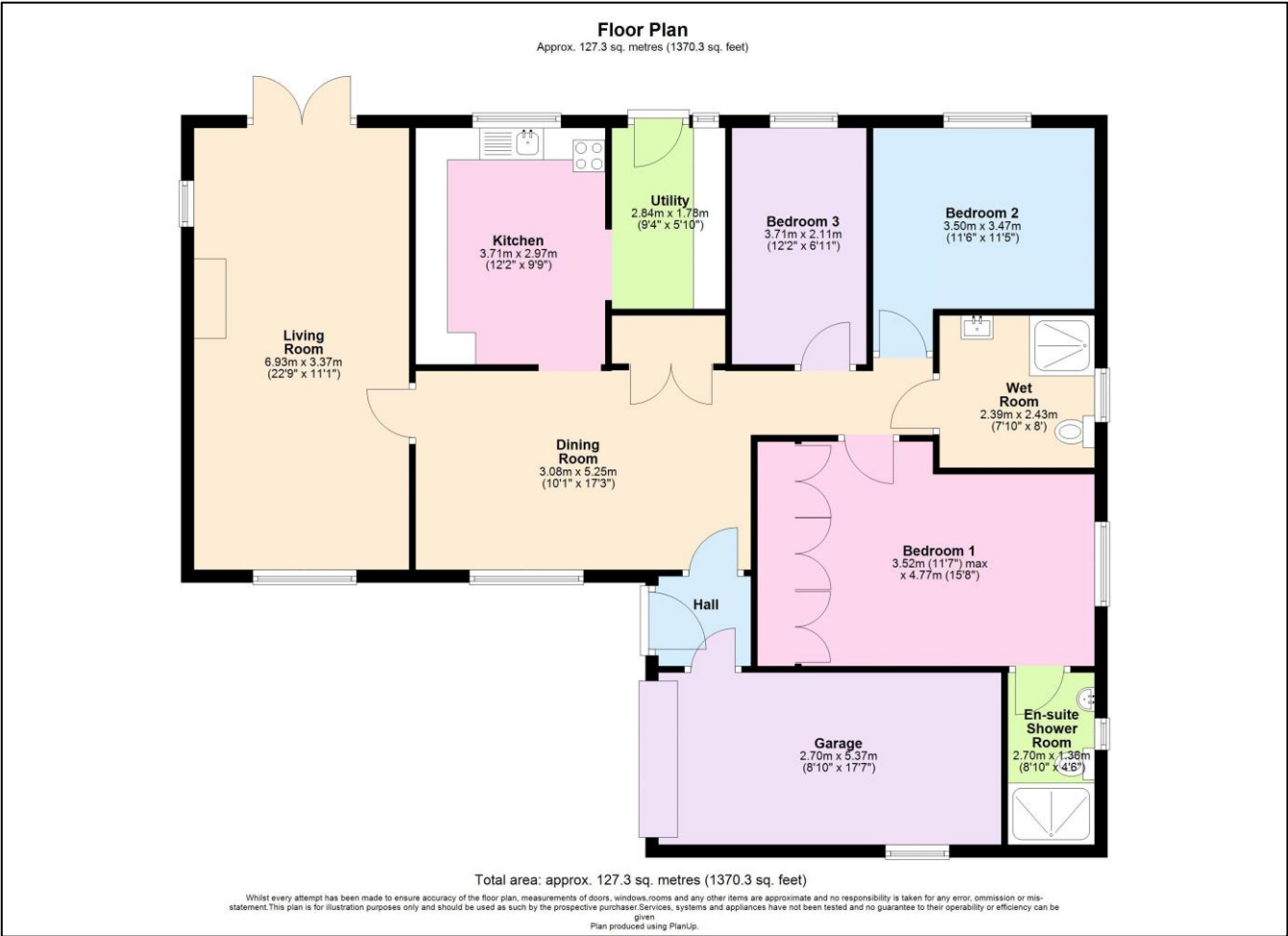
- A three bedroom detached bungalow in a tucked away spot
- Popular and well served village with plenty of amenities
- Spacious living accommodation requiring some updating
- Main bedroom with en suite wet room
- Accessible plot with mature gardens and parking
- Offered for sale with no onward chain



'A detached bungalow on a private, tucked away plot in the village of Timsbury doesn't present itself to often and this one is available with no onward chain!' Tucked away on a corner plot at the head of a single vehicle driveway serving just three properties lies this three-bedroom detached bungalow which requires some general updating but is sat on a private, level plot with plenty of private parking! As you approach the property there is a ramp leading to a wide accessible doorway and into an entrance porch with internal door to the garage. As you continue there is a large dining area and doorways to both a spacious lounge with French doors to the garden and a also a doorway into the kitchen/breakfast room. Separate utility housing the gas boiler and single door to the garden. The property enjoys three bedrooms all of which are a comfortable size, and the largest bedroom has an en suite wet room. There is also a further main wet room with wc and hand basin also. The property requires some general modernisation but has gas central heating and is double glazed. Offered for sale with no onward sales chain. Externally the front boundary is secured with a wooden five bar gate and leads into parking for several cars in front of a large single garage. The gardens extend to two sides of the property and for the most part is level and manageable. At the rear there is a lawn garden with mature shrubs and borders, pond with associated wildlife, side access and a garden shed. The rear section of garden also enjoys a sunny southerly aspect. The garden then extends to the side where there is a further lawn and fruit trees. St Johns Road is located on the south side of the village being just a ten-minute walk from the village centre where a good variety of shops can be found. There is also a popular primary school, doctors' surgery and traditional fish and chip shop. Open countryside is on the doorstep. Bath city centre is eight miles and Bristol city centre is twelve miles, making this property an ideal commuter base.

Tenure: Freehold. **Council Tax Band:** D





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.