



- A well presented semi-detached bungalow offered for sale with no onward chain
- Handy side entrance porch leading into a sun room
- Lounge, two bedrooms and attractive shower room
- Large open loft space, gas central heating and double glazing
- Fully enclosed, low maintenance garden to rear
- Paved private driveway parking, garage with power and lighting



"A mature semi-detached bungalow, situated in a quiet and much sought after residential location of this popular village".

The property is presented in very good order and benefits from gas central heating and full double glazing. The accommodation comprises a side entrance porch leading into a sunroom with doors to kitchen and lounge, and onto garden. Fitted kitchen with integrated appliances. Lounge. Two double bedrooms and shower room. From the second bedroom there is ladder access to a surprisingly roomy loft space.

Outside to front is a level gravelled garden. To the side of the property is a paved private drive providing parking for two cars in tandem. Currently the garage is not accessible by car due to the side porch addition obstructing the driveway, the garage has power and lighting. To the rear is a fully enclosed, secure and private patio garden.

The village of Timsbury is well served with a doctor's surgery, pharmacy, post office, tea rooms, mini-market, primary school, pubs and fish & chip takeaway. The property is offered for sale with no onward chain.

Bath city centre is 8 miles from the doorstep and Bristol city centre 14 miles.

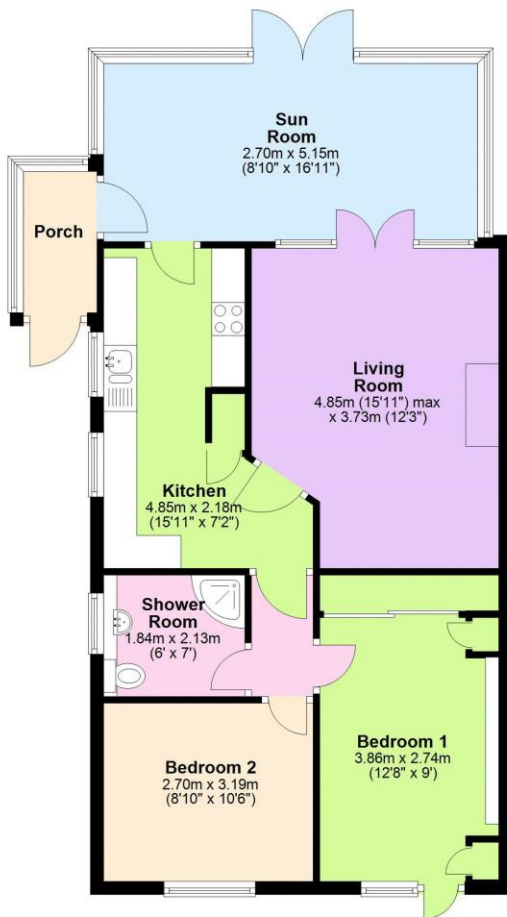
**Tenure:** Freehold. **Council Tax Band:** C.





### Ground Floor

Approx. 74.5 sq. metres (801.7 sq. feet)



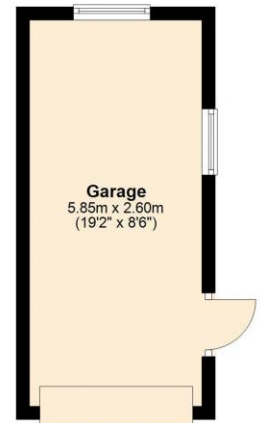
### Loft Space

Approx. 29.3 sq. metres (314.9 sq. feet)



### Outbuilding

Approx. 15.2 sq. metres (163.7 sq. feet)



Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.