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1 Crocombe

Timsbury BA2 0JS

£325,000



- A natural stone end of terrace property located in a popular village
- Entrance hallway with a handy groundfloor cloakroom
- Roomy lounge dining room and fitted kitchen
- Extended to the rear a large separate, versatile reception
- Three bedrooms, family bathroom, gas central heating
- Private side drive leading to garage and fully enclosed rear garden







"A natural stone end of terrace village property located in a convenient position, close to a popular primary school and open countryside".

The accommodation comprises entrance hallway with handy groundfloor cloakroom, lounge dining room, fitted kitchen and utility porch which provides access to the garden, garage and studio. On the first floor are three bedrooms and a family bathroom. Mains gas central heating and double glazing.

Outside to front is a level walled garden. To the side a private driveway leading to an attached garage with power and lighting. To the rear is a fully enclosed, level garden.

AGENTS NOTE. The property offers lots of potential having received a large single storey extension to the rear which is extremely versatile in its poissible uses. The property is adjacent to the village primary school making this a super convenient choice for a growing family. Timsbury is well served having a convenienve store, post office, news agents, doctor surgery and pharmacy, a highly regarded public house "The Seven Stars" and regular public transpoer. Bath city centre is 7.5 miles and Bristol city centre is 14 miles.

Tenure: Freehold. Council Tax Band: tbc.











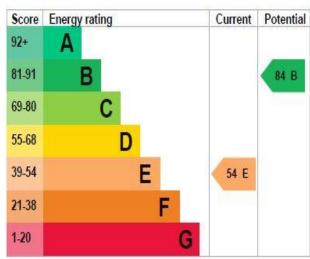












Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

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.