



- 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 possible 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 convenience store, post office, news agents, doctor surgery and pharmacy, a highly regarded public house "The Seven Stars" and regular public transport. Bath city centre is 7.5 miles and Bristol city centre is 14 miles.

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





Floor 0



Floor 1

Approximate total area[®]
1112.45 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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21-38	F		
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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.