



- A pretty and well presented two bedroom cottage
- Centrally located within the well served village of Timsbury
- Excellent commuter links and services within a shirt level walk
- Good size kitchen/dining room and cosy lounge
- Two double bedrooms and a first floor bathroom
- Offered for sale with no onward chain



'A pretty stone built cottage, centrally located within the popular and well served village of Timsbury close to amenities and services!'

This two bedroom semi detached cottage offers something a little different, being centrally located within a well served village with almost all of the village services only being a short level walk away. The cottage has a small entrance hall with doors to the ground floor accommodation including the lounge which is welcoming and cosy with the stairs leading to the first floor. The kitchen/dining room is a pleasant and comfortable size with ample units and work surfaces space, a dining area and space for appliances. On the first floor both of the bedrooms are a very generous size and would accommodate a double bed and there is a first floor bathroom in smart order. The property has gas central heating and is double glazed. Offered for sale with no onward sales chain.

Outside the property is approached via a small courtyard area leading to the front door and at the rear accessed via the kitchen out to a further courtyard sized area which could be utilised as storage space or a drying area. Parking is available on the road or in neighbouring side streets.

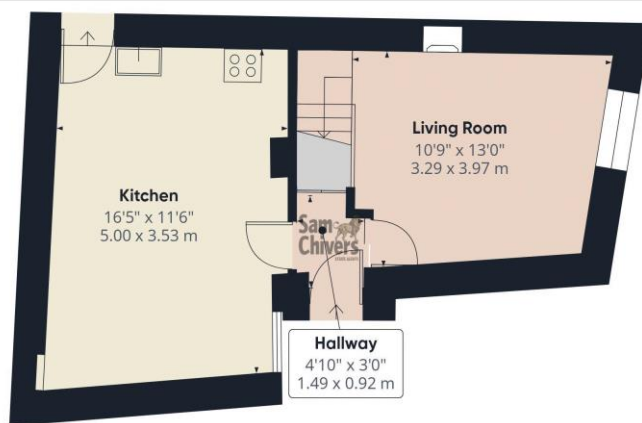
North Road is conveniently situated centrally within the village being a walkable distance to the village amenities. Bath & Bristol are easily commutable and there is public transport available direct to both Cities.

**Tenure:** Freehold

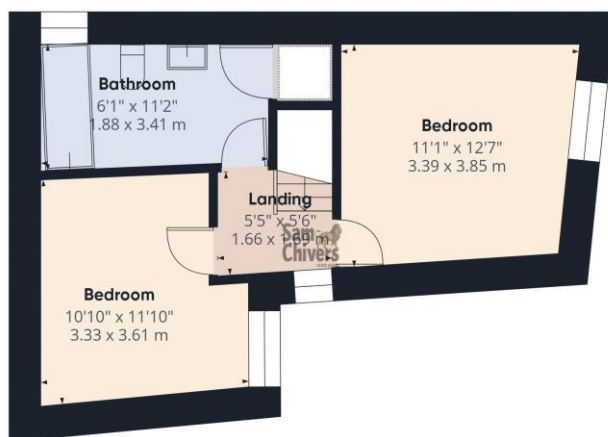
**Council Tax Band:** C







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
688 ft<sup>2</sup>  
63.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
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81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.