



2 Homefield

Timsbury, Bath, BA2 0LU

£1,600 Per Month



We are pleased to be marketing this Detached 4 Bedroom family home, the property is in a prime location within the village with easy access for commuting to Bath and Bristol. The property benefits from a lounge, dining room, kitchen with utility, downstairs WC, study, 2 single bedrooms and 2 double with the main bedroom benefitting with a generous ensuite with shower. The back garden is south facing.

There is also a good size drive for 2-3 cars and use of a single garage. The property is offered part furnished, pets are permitted with the landlords consent.



GROUND FLOOR

HALL WAY

An obscure double glazed door and window to the front aspect, glazed French doors leading to the living room and dining room, single doors leading to the kitchen and study, stairs leading to the first floor, textured and covered ceiling, smoke alarm, thermostat control, alarm panel, radiator and a storage cupboard with shelving.

STUDY 7'8" x 7'5" (2.36m x 2.28m)

A double glazed window to the front aspect, textured and covered ceiling, wall mounted electric heater, under stairs storage cupboard, fitted cupboards and a lift leading to the first floor.

CLOAKROOM 5'8" x 2'7" (1.73m x 0.79m)

An obscure double glazed window to the front aspect, textured ceiling, fuse box, low level WC, pedestal wash hand basin, tiled splash backs, radiator and vinyl flooring.

KITCHEN 12'10" x 11'0" (3.92m x 3.36m)

A double glazed sliding door to the rear aspect and double glazed window the side aspect, textured and covered ceiling, recessed spot lights, a range of wall and base units with tiled splash backs, laminate work surfaces and a one and a half bowl sink/drainers with mixer taps.

There is a selection of integral appliances such as a fridge, freezer double oven and four ring electric hob with an extractor hood over. There is also a wall mounted electric heater and a radiator.

UTILITY ROOM 5'5" x 4'8" (1.66m x 1.43m)

A double glazed door to the side aspect, textured and covered ceiling, wall and base units with tiled splash backs, laminate work surfaces and a stainless steel sink/drainers. There is a wall mounted Worcester boiler, extractor fan space for a washing machine and vinyl flooring.

LIVING ROOM 22'0" max x 12'6" (6.73m max x 3.82m)

A double glazed bay window to the front with double glazed sliding doors to the rear aspect, textured and covered ceiling, a stone surround fire place with electric fire, gas pipe in situ for a gas fire, two wall lights, two radiators and television aerial.

DINING ROOM 12'9" x 9'11" (3.91m x 3.03m)

A double glazed window to the rear aspect, textured and covered ceiling, two wall mounted lights and a radiator.

FIRST FLOOR

LANDING

A double glazed window to the front aspect, textured and covered ceiling, smoke alarm, heating control panel, radiator and an airing cupboard housing the water tank and shelving.

BEDROOM ONE 13'1" max x 12'0" (4.00m max x 3.66m)

A double glazed window to the rear aspect, textured and covered ceiling, there are two ranges of fitted wardrobes, a dressing table and drawers, radiator and television socket.

EN-SUITE 10'0" max x 4'3" (3.07m max x 1.30m)

An obscure double glazed window to the front aspect, textured and covered ceiling, recessed spot lights, partially tiled walls, extractor fan, wall mounted electric heater, shaving light and a shaving socket, radiator and flooring that is part carpet and part vinyl flooring. There is a four piece suite comprising a double shower cubicle with folding glass doors and a mixer shower over, pedestal wash hand basin, bidet and a low level WC.

BEDROOM TWO 11'10" max x 11'2" (3.62m max x 3.42m)

A double glazed window to the rear aspect, textured and covered ceiling, fitted double wardrobes, radiator and a television socket.

BEDROOM THREE 10'2" x 7'11" (3.11m x 2.43m)

A double glazed window to the front aspect, textured and covered ceiling, radiator, fitted double wardrobes with shelving and a television socket. In this room is the lift which leads to the study on the ground floor.

BEDROOM FOUR 9'8" x 8'7" (2.95m x 2.63m)

Double glazed French doors to the rear aspect with a Juliette balcony with wooden floor boards and metal surround, textured and covered ceiling, radiator and a television socket.

BATHROOM 8'6" x 5'7" (2.60m x 1.71m)

An obscure double glazed window to the front aspect, textured and covered ceiling, recessed spot lights, extractor fan, partially tiled walls, shaving light and shaving socket, radiator and flooring laid to carpet and partially vinyl flooring. There is a three piece suite comprising of a bath with glass shower screen and shower attachment, pedestal wash hand basin and a low level WC.

EXTERNALLY

REAR GARDEN 39'10" max x 34'2" to the middle (12.15m max x 10.42m to the middle)

A wall and fence surround, with two side access gates to one side, patio area with path way, lawn area, planted borders with a variety of mature shrubs and flowers. There is an archway with a climbing plant leading to a hidden patio and seating area, outside tap and security lights.

FRONT GARDEN

Wall to the front and sides, with shingle borders infilled with shrubs.

DOUBLE GARAGE 17'5" x 16'8" (5.31m x 5.09m)

Two electronic up and over doors to the front aspect, a double glazed window and door to the side aspect, eave storage, power and light.

DRIVEWAY

Laid to tarmac and can accommodate three to four cars.

TENURE

Freehold

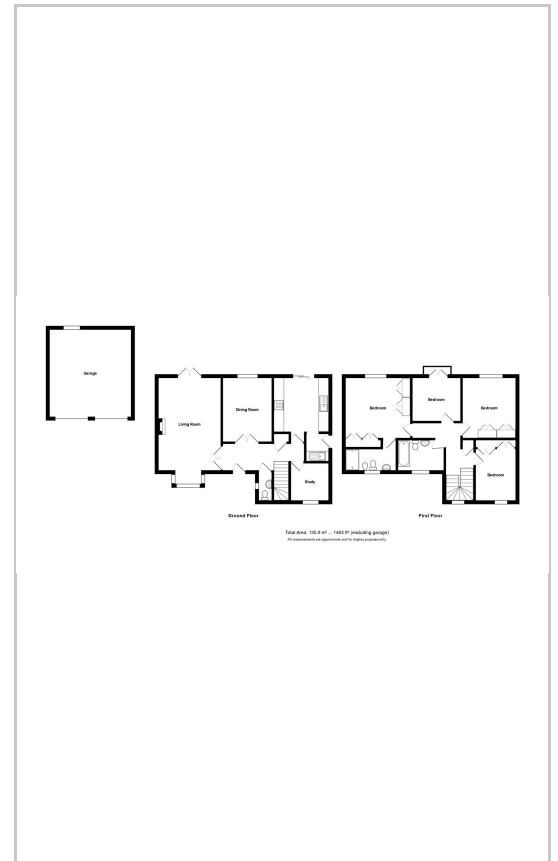
COUNCIL TAX BAND

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

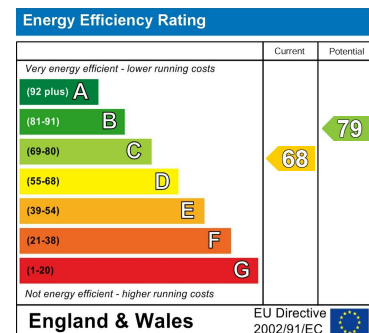
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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