



3 Loves Hill Court, South Road, Timsbury, Bath, BA2 0ER

Guide Price £340,000

NIGEL FUDGE

exp[®] UK

@ nigel.fudge@exp.uk.com

🌐 nigelfudge.exp.uk.com

📞 07595 898 050

3 Loves Hill Court, South Road, Timsbury, Bath, BA2 0ER

Welcome to Loves Hill Court No 3, a modern luxurious bungalow tailored for the needs of those aged 55 and above. Part of a collection of eleven bespoke highly specified retirement properties, this private and exclusive residence offers a serene and comfortable living experience for active retirees or those looking to downsize in style.

Step inside and be greeted by a spacious entrance hall that sets the tone for the rest of the home. The open plan kitchen, dining, and sitting room invites gatherings and creates a seamless flow throughout. With stunning granite worktops and a full range of integral appliances, the kitchen is a culinary masterpiece, perfect for creating delicious meals. This thoughtfully designed bungalow boasts two double bedrooms, providing ample space for relaxation and privacy. The Jack & Jill style shower room adds convenience and accessibility, ensuring that every aspect of the home is tailored to meet your needs.

One of the standout features of Loves Hill Court No 3 is the private south-facing garden. Imagine sipping your morning coffee or hosting an intimate gathering surrounded by an easy maintained garden you can cultivate. This beautiful outdoor space offers a tranquil sanctuary to unwind and soak up the sun. The property boasts infrared heating, creating a cosy and energy-efficient environment year-round.

Additionally, residents can enjoy the benefits of a communal quad with gardens, providing a vibrant communal hub to socialize and connect with neighbours. A communal guest room and a spa room add to the array of amenities available, further enhancing the retirement lifestyle.





Entrance Hall

2.21m x 1.99m (7'3" x 6'6")

Door to the Side Aspect with obscure taped double glazed window, telephone entry system, ceiling mounted infra red electric heating panel with wall mounted control, wall light, storage cupboard housing the fuse box and finished with luxury vinyl flooring.

Kitchen/Dining/Living Room

7.03m x 4.04m (23'0" x 13'3")

An open plan space with a vaulted ceiling creating a feeling of space and light. The kitchen has a range of wall and base units with granite work surfaces, an inset sink/drainage with mixer tap, a range of integral appliances such as a Neff electric oven, four ring induction hob with extractor hood over, fridge/freezer, dishwasher and washer/dryer. The kitchen area has luxury vinyl flooring.

The living area has Double glazed French doors and window to the rear aspect, with a skylight window above, television and telephone point, three ceiling mounted infra red electric heaters with control panel. The living area is finished with carpet flooring.



Attic

There is a pull down hatch with a wooden ladder. This area is surprisingly spacious, with a double glazed skylight window, light and has been boarded and carpeted making it ideal for storage.



Bedroom One

4.54m x 2.49m (14'10" x 8'2")

Double glazed French doors to the rear aspect with a skylight window to the side aspect, loft hatch with a pull down ladder and partial boarding, four wall mounted lights, ceiling mounted infra red heating panel with wall mounted control, underfloor heating control for the shower room, and a television socket.

Bedroom Two

4.28m x 2.87m (14'0" x 9'4")

Double glazed French door and skylight window to the side aspect, two wall lights, ceiling mounted infra red electric heating panel with wall mounted control and a storage cupboard with shelving.

Shower Room

2.38m x 2.44m (7'9" x 8'0")

Double glazed window to the side aspect, extractor fan, recessed spot lights, heated



Rear Garden

20.14m max x 8.35m (66'0" x 27'4")

The rear garden is southerly facing and fully enclosed by a stone wall, feather edge fence and metal railings. There is a composite deck with steps down into a large area of Cerny stone which stretches along to the Bedrooms. Outside light and this area is a blank canvas that is low maintenance to place your own stamp upon. The far corner would be ideal for a pergola or shed.

Parking Space

There is an allocated space marked with the number relating to the property. There are around five additional spaces for guests.

Communal Entrance Hall

Accessed via double doors, also with a telephone entry system to allow guests, deliveries. To the side are the mail boxes, a cloak room and access to the library, guest suite and



Communal Library

This area overlooks the quad and links the entrance hallway to the communal quad garden. Here you can sit and read. This room may also be utilised for visitors, gatherings under agreement with the residents.

Guest Suite

This room is available for the residents to book at no additional cost for visitors to use under notification with the other residents. It includes an en-suite shower room and can be found just off from the communal entrance hall.

Spa/Gymnasium

This is a spacious room with two doors that slide open and a window facing the Quad. There is air conditioning/heating and non slip waterproof flooring.

You will find a Deep pool and jacuzzi as well as exercise machines for your usage. To the side is





Communal Quad

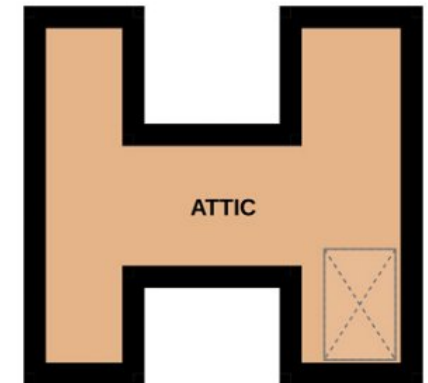
The forecourt area is surrounded by the properties with a side access gate to the car park. Its laid to shingle with non slip pathways with a ramp or steps leading to the patio area. In the centre is a Magnolia tree.

Agents Notes

The property has a lease of 999 years and runs until 3019. When all 11 properties are occupied each will have a share of the freehold. There is a management company in place Third life Ltd with annual fee of £1200 which can be paid monthly. There is an option to pass the management onto the resident's to run themselves democratically. There are no sell on fees.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	44
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		



TOTAL FLOOR AREA : 753sq.ft (70.0 sq.m) approx