



Church Lane, Timsbury, Bath, BA2 0LF

Guide Price £300,000

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Quote Reference NF0664 To View

3 Church Lane is picture perfect cottage, that has undergone a renovation making it truly a 'Turnkey' home to be totally proud of. Step inside and feel yourself getting whisked away as your boxes get ticked! The new oak woodwork runs though out the property complimented by the antique wood of the 17th Century. Laid over three floors, and the layout has been cleverly adapted to suit the owners which its easy to go along with as its versatile. This two bedroom cottage is a must view. The gardens are also southerly facing and landscaped so outside the style and quality continue to shine. You can park in the lane with ease and my vendors use two spaces next to each other.

Timsbury village is a very friendly place with rural surrounds and plenty of local amenities. There is easy access to Bath. Bristol, Keynsham and Midsomer Norton.





Kitchen

4.42m x 1.78m (14'6" x 5'10")

Double glazed door to the side aspect with a double glazed window and two skylight windows to the front aspect, a wall mounted consumer unit and meters, there is a range of wall and base units with tiled splash backs and wooden work surfaces, an inset quartz sink/drainage unit with a mixer tap over. There is a range of integral appliances including an electric oven, four ring induction hob with extractor hood over, dishwasher, fridge and freezer. There is space for a washing machine and the room is finished with Oak engineered wooden floors.

Sitting/Dining Room

4.42m x 3.95m (14'6" x 12'11")

Double glazed door to the front aspect and an opening to the kitchen, a large exposed wooden ceiling beam, Oak wood stairs leading to the first floor, under stairs storage cupboard with sliding doors, a log burner with a slate hearth and the room is finished with Oak engineered wooden floors.



Landing

0m x 0m (0'0" x 0'0")

Recessed spot lights, Oak wooden stairs leading to the second floor, opening into the bedroom/reception room and Oak engineered wooden floors.



Bedroom Two/Reception Room

3.8m x 2.53m (12'5" x 8'3")

Double glazed window to the front aspect with a window seat, exposed wooden ceiling beam, television aerial and Oak engineered wooden floors.

Shower Room

1.93m x 1.89m (6'3" x 6'2")

Recessed spot lights, extractor fan, tiled walls and floors with a three piece suite comprising of a walk in shower cubicle with an Aqualisa electronic shower over, floating vanity unit with a wash hand basin and a low level WC.

Bedroom One

5.07m into the stair well x 4.12m (16'7" x 13'6")

Double glazed window to the rear aspect and two double glazed skylight windows to the front aspect, recessed spot lights, exposed wooden beam and roof trusses and two wall lights. There



Garden

Southerly facing and enclosed by stone walls with a side access pathway. The garden has an upper section directly from the cottage which makes a superb sitting area with flag stones, a stone wall and sectioned by wooden planters and a planted bed, with a pathway to the property.

The lower garden has a curved patio area, raised with a summer house where you can overlook the lower garden which has planted beds, trees, pathways and areas of Cerny stone. In the corner is a wooden pergola and further seating area. The garden is landscaped, wonderful to be in and of low maintenance.

Agents Notes

The property is being sold without an onward chain. Buyers can also have the benefit of having some of the items of furniture within the house. This can be confirmed with the agent.





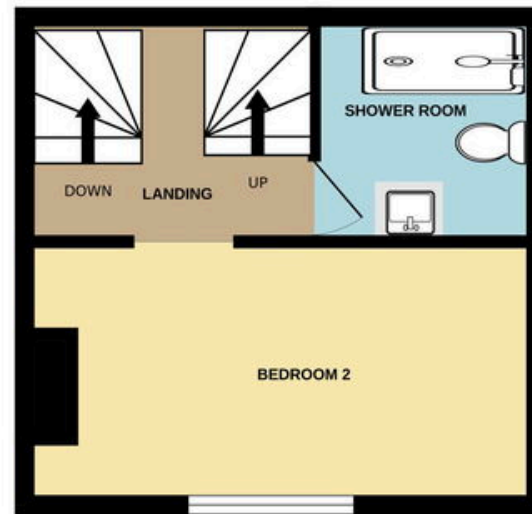


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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