



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

Guide Price £310,000

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Quote Reference NF0664 To Arrange Your Viewing

4 Loves Hill Court offers a luxurious retirement residence for active individuals over the age of 55. This bespoke terrace house features a beautifully designed open-plan kitchen, dining, and living area with high-end finishes. The property boasts a downstairs bedroom or study, a shower room, and an elegant main bedroom upstairs with an en-suite bathroom. A private rear garden and allocated parking space add to the convenience of this home. Residents can enjoy communal amenities such as an enclosed Quad garden, a library area, and a spa room for relaxation and exercise. Pets are welcome, and visitor accommodations are available. Location Nestled in the charming village of Timsbury, this property enjoys a picturesque setting surrounded by stunning countryside views. Located between Bath, Bristol, and Wells. Timsbury offers a peaceful and vibrant atmosphere with a close-knit community.





Kitchen/Dining/Living Room

7.8m max x 6.63m max(25'7" x 21'9")

Obscure double glazed door and double glazed window to the front aspect, two light tunnels, double glazed French doors leading to the private rear garden. Three ceiling mounted Hershel Infra red heating panels with a wall mounted thermostat control. The room is open plan and divided by flooring and furniture placement. The kitchen area has a range of wall and base units with striking granite work surfaces of black and white, inset stainless steel sink with a mixer tap over, a range of integral appliances such as a Neff hide and slide oven, induction hob with extractor hood, over, dishwasher, fridge/freezer and washer/dryer. The kitchen floor is luxury vinyl flooring. The living room area has a television aerial, telephone socket and laid to carpet flooring.



Bedroom Two

2.81m x 2.38m (9'2" x 7'9")

Double glazed window to the rear aspect, three uplighters, Herschel infra red ceiling panel with wall mounter thermostat control panel and a television socket

Shower Room

2.2m x 1.79m (7'2" x 5'10")

Obscure double glazed window to the rear aspect, recessed spot lights, extractor fan, chrome towel radiator, partial vinyl wall boards, touch sensitive mirror, shaving socket and luxury vinyl flooring. There is a three piece suite comprising of a double shower



Landing

There is an area here behind the banister where you could place a book shelf, ornament and so on.

Bedroom One

5.12m max x 4.04m max(16'9" x 13'3")

Two double glazed dormer windows to the front aspect, two double glazed skylight windows to the rear aspect, two Hercshel Infra red ceiling heaters with a wall mounted thermostat control, three uplighters, television and telephone sockets. There are two areas of eaves storage and a large airing cupboard housing the hot water cylinder.

En-suite Bathroom

3.3m x 1.5m (10'9" x 4'11")

A double glazed skylight window to the front aspect, recessed spot lights, extractor fan, loft hatch, chrome towel radiator, touch sensitive electronic mirror, shaving socket and vinyl



Private Rear Garden

Enclosed by stone walls and wooden fences to the sides, its laid to shingle and provides space to sit out in privacy.

Allocated Parking

The property comes with an allocated parking space that is numbered correlating to the property.

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 Spa.



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 Bedroom 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 with swimming current and jacuzzi as well as exercise machines for your users. To the side is a room ideally to use





Communal Quad Garden

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. There is a seating area and this gets bathed in Southerly sun

Agents Notes

The properties have a Share of Freehold and alongside runs a perpetual lease of 999 years and runs until 3019. The Management Company is run by the residents them selves with three elected Directors with a monthly fee of £150, equating to £1800 per annum. There are no sell on fees.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

