



Dilmor, North Road, Timsbury, Bath, BA2 0JN

Offers Over £550,000

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Dilmor, North Road, Timsbury, Bath, BA2 0JN

Dilmor, owned by the same family since it was built in 1976, by Kendall Builders. One of a pair constructed of stone situated along North Road in the popular village of Timsbury. A generous home inside and out with 179 square metres of accommodation. Large windows of this era make this a light filled home. There is a wonderful Living room opening to the garden room overlooking the rear gardens, the downstairs layout can be changed to open plan to suit modern living styles. Upstairs four double bedrooms await, the principle room with its own en-suite plus there is a four piece family bathroom.

The southerly facing rear garden is wonderful, level with a large lawn and full of bloom along its deep filled borders. Sunny afternoons here just past on by at the blink of an eye. There is ample parking on the driveway as well as a double garage. I hope you may find this property ticks those boxes you have been hoping for!





Entrance Porch

1.57m x 1.08m (5'1" x 3'6")

Obscure double glazed door and window to the front aspect, wooden panel ceiling boards and tiled flooring.

Hallway

Obscure single glazed door and window to the front aspect, textured and coved ceiling, radiator and a stairs leading to the first floor with an under stairs cupboard.

WC

1.71m x 1.06m (5'7" x 3'5")

Obscure double glazed window to the front aspect, chrome towel radiator and tiled flooring. There tow piece suite comprising a vanity unit with a wash hand basin and a low level WC with a hidden cistern.





Dining Room

3.64m x 2.93m (11'11" x 9'7")

Double glazed window to the front aspect, textured and coved ceiling, two wall mounted lights and a radiator.

Kitchen/Breakfast Room

3.61m x 3.6m (11'10" x 11'9")

Obscure double glazed door to the side aspect, double glazed window to the rear aspect, a range of wall and base units with tiled splash backs and laminate work surfaces, inset stainless steel 1 & 1/2 bowl sink unit with a mixer tap over. There is a range of integral appliances such as an electric hob with an extractor hood over, oven and grill and a dishwasher. There is also space for a fridge freezer, a radiator and vinyl flooring.

Utility Room

2.64m x 1.78m (8'7" x 5'10")

Double glazed window to the side aspect, a



Living Room Into Sun Room

6.08m max x 5.34m max (19'11" x 17'6")

Double glazed sliding door to the rear aspect, two double glazed porthole windows to the side aspects, textured and coved ceiling, three wall mounted lights, coal effect gas fire with a stone hearth, surround and wooden mantle, two radiators and a television aerial.

Landing

Loft hatch(pull down ladder/light/partial boarding?) Airing cupboard housing the hot water cylinder and shelving.

Bedroom One

4.68m x 3.64m max (15'4" x 11'11")

Double glazed window to the front aspect, radiator, fitted double wardrobe, radiator and a television aerial.



En-suite

2.43m x 1.2m (7'11" x 3'11")

Extractor fan, tiled walls, chrome towel radiator and vinyl flooring. There is a three piece suite comprising a double shower cubicle with a mixer shower over, pedestal wash hand basin and a low level WC.

Bedroom Two

3.61m x 3.61m (11'10" x 11'10")

Double glazed window to the rear aspect, textured and coved ceiling, fitted double wardrobe and a radiator.

Bedroom Three

4.03m x 2.61m (13'2" x 8'6")

Double glazed window to the rear aspect, textured and coved ceiling, fitted double wardrobe and a radiator.





Bedroom Four

4.53m x 2.48m (14'10" x 8'1")

Double glazed window to the front aspect, textured and coved ceiling, a fitted single wardrobe and a radiator.

Bathroom

3.29m x 2.44m (10'9" x 8'0")

Obscure double glazed window to the side aspect, textured ceiling, partially tiled walls and vinyl flooring. There is a four piece suite comprising of a shower cubicle with an electric shower over, Bath, vanity unit with a wash hand basin and a low level WC with a hidden cistern. ?

Rear Garden

16.4m x 16.38m (53'9" x 53'8")

Southerly facing and enclosed by wooden fencing surrounds with two side access gates. The garden bathes in sun light meaning the deep filled borders thrive in flower and shrubs with various trees intersecting. The main garden is a



Front Garden

17.38m x 8.61m (57'0" x 28'2")

A stone wall to the front with block walls to the side, the garden has deep set borders of flowers and shrubs. There is an additional area to the side of the house laid to block paving that opens up behind the garage and measures 5.90m x 4.88m.

Double Garage

5.45m x 5.18m (17'10" x 16'11")

Two up and over doors to the front aspect, one is electronically operated, the other manually, obscure double glazed window to the side aspect, power, light and a consumer unit. The garages have a dividing block wall with a passageway between.

Driveway

Laid to block paving and can accommodate up to four cars.




Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = E, Council Tax Band – E (£2,831.35 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built 1976

Quote Ref NF0664

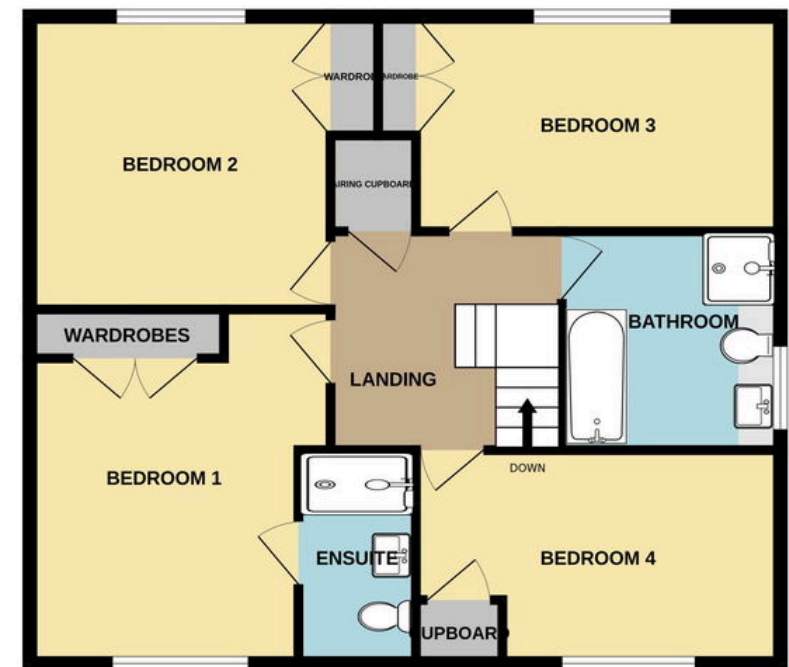


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1927sq.ft. (179.0 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.