



Hill View, Timsbury, Bath, BA2 0EL

Guide Price £365,000

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Quote Reference NF0664 To Arrange Your Viewing With Me.

An extended Semi-detached house dating back to 1971, tucked away at the end of the cul-de-sac. A spacious home which has plentiful accommodation suiting a family or those that work from home or entertain often. There is a wonderful southerly facing level rear garden, perfect for children and pets. Parking is plentiful too, with up to five cars able to be parked on the driveway and garage.

Loved by the present owners for 35 years raising their own family here and now time to downsize and move closer to grand children. This presents an opportunity for the next family to enjoy this home.

Located on the southern edge of the village, its quiet and short walk into the village. Nearby is the Cam valley and open fields with bridal paths perfect for weekend walks around the Mendips.





Porch

1.49m x 1.43m (4'10" x 4'8")

Door and double glazed windows to the front and side aspects with a vinyl floor.

Hallway

obscure single glazed door to the front and rear aspects, stairs leading to the first floor, thermostat heating control, radiator and an under stairs storage cupboard housing the consumer unit, electric meter and stop cock.

WC

1.22m x 0.92m (4'0" x 3'0")

Extractor fan, low level WC and vinyl flooring.





Living Room

5.9m max x 3.97m max (19'4" x 13'0")

Double glazed window to the front aspect, side door to the hallway and solid wooden French doors lead to the dining room, focal electric fireplace, radiator and television aerial.

Dining Room

3.04m x 2.9m (9'11" x 9'6")

Double glazed French doors to the rear aspect, solid wooden French doors to the living room and access door the kitchen, coved ceiling and a radiator.

Kitchen/Breakfast Room

5.04m x 3.05m (16'6" x 10'0")

Obscure double glazed door to the side aspect, double glazed window to the rear aspect, a range of wall and base units with laminate work surfaces including a breakfast bar, under lights, stainless steel sink/drainers and mixer tap, spaces for a cooker with pull out extractor hood,



Landing

Double glazed window to the side aspect, smoke alarm and a loft hatch with partial boarding.

Bedroom One

3.21m x 3.2m (10'6" x 10'5")

Double glazed window to the front aspect and a radiator.

Bedroom Two

3.05m x 2.74m (10'0" x 9'0")

Double glazed window to the rear aspect, radiator, television aerial, fitted double wardrobe, single cupboard housing a Worcester combination boiler and shelving.



Bedroom Three

2.62m x 2.27m (8'7" x 7'5")

Double glazed window to the front aspect, wall cabinet, radiator and a television aerial.

Bathroom

2.26m x 1.66m (7'4" x 5'5")

Obscure double glazed window to the rear aspect, extractor fan, wall mounted electric heater, chrome towel radiator, tiled walls and vinyl flooring. There is a three piece suite comprising a panel bath with a mixer shower over and glass screen, pedestal wash hand basin and low level WC.

Rear Garden

13.6m x 10.5m (44'7" x 34'5")

Enclosed by wooden fence and wall surround with a side access gate, southerly facing, laid to lawn on the whole with a patio area laid to Cerny stone, raised planting beds, wooden shed and an outside tap. There is a shed built in the back of





Front Garden

Deep set with a wall and hedge border, laid to lawn with mature shrub borders. There is an additional triangle plot of land to the front with a tree that belongs with the property.

Garage

4.85m x 2.54m (15'10" x 8'4")

Up and over door to the front aspect, single glazed window to the rear aspect, power and light with shelving.

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 = D, Council Tax Band =C (£2,059.15 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built 1971

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