



Laurel Gardens, Timsbury, Bath, BA2 0EP

Offers Over £300,000

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# Laurel Gardens, Timsbury, Bath, BA2 0EP

## Quote Reference NF0664 To View

No 6 Laurel Gardens, is a very desirable Retirement Property, one of just eight in this highly regarded development. Located in the popular Village of Timsbury, Just outside of the Cities of Bath and Bristol.

The development is very well kept, looks attractive with its roads, turrets and matured communal gardens. No 6 is a fine house positioned at the back of the development. The accommodation is laid over two floors with bedrooms and shower rooms on both floors too. The Entrance hall is very light and spacious with a Living room and Kitchen Dining room to one side. The main bedroom and plush En-suite Shower room to the other. The first floor provides another double bedroom and a shower room. There is also a Study and large loft area.

Your private rear gardens are level and easy to look after, plus you have your own allocated Parking Space. You can also drive in near the house to unload.





## Entrance Hall

Door to the front aspect with Obscure glazing, stairs leading to the first floor, heating control, radiator, telephone socket and a large double cupboard with the consumer unit a shelf and automated light.

## Living Room

4.34m x 4.19m (14'2" x 13'8")

Double glazed French doors and windows to the front aspect, door to the Hallway and opening to the Kitchen/Dining room, coved ceiling, four wall lights, a focal fireplace with an inset electric fire, marble surround and wooden mantle, radiator, television and telephone sockets.

## Kitchen/Dining Room

5.2m x 2.93m (17'0" x 9'7")

Double glazed door to the side aspect and double glazed windows to the rear aspect, opening to the Living Room. Recessed spot lights, a good range of wall and base units with tiled splash backs, laminate work surfaces and a stainless steel sink/drainer with a mixer tap over. There is an integral double oven, four ring induction hob with an extractor hood over and dishwasher. The seller intends to leave the recently purchased Fridge/Freezer, Washing Machine and Freezer. The Dining area has a radiator, extractor vent and the room is finished with vinyl flooring.





## Bedroom One

3.6m x 3.19m (11'9" x 10'5")

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

## En-suite

3.19m x 2.19m (10'5" x 7'2")

Obscure double glazed window to the rear aspect, extractor fan, recessed spot lights, tiled walls, towel radiator and non slip vinyl flooring. There is a recently fitted high quality suite which comprises of a large walk in shower cubicle with a mixer shower with a mobile digital thermostatic tap control, vanity unit with a wash hand basin and electronic mirror over, low level WC with a hidden cistern.

## Landing

Double glazed skylight window to the front aspect with a blind, radiator and enough space for a small library and a seat.



## Bedroom Two

4.47m x 4.19m (14'7" x 13'8")

Double glazed Dormer window to the front aspect, radiator, telephone socket and a double fitted wardrobe with shelving and an automated light.

## Bedroom Three/Study

3.63m x 2.2m (11'10" x 7'2") Sloping ceiling, measured at floor height.

Double glazed skylight window to the rear aspect.

## Loft Storage Area

6.78m x 2.12m (22'2" x 6'11")

Accessed via the Study with a door into, wooden floor boards and a light.



## Shower Room

2.26m x 1.63m (7'4" x 5'4")

Tiled wall, extractor fan, towel radiator, shaving socket and a vinyl flooring. There is a three piece suite comprising of a shower cubicle with a mixer shower over, pedestal wash hand basin and a low level WC.

## Front Garden

The boundary runs in line with the property side and has a Beech hedge, lawn area, pathway leading to a paved area. In front of the property is a glass porch area with an outside light and power socket so a scooter can be charged under cover.

## Rear Garden

Runs in line with the property with a wooden fence to the rear and open borders to the sides to allow gardens to access. There is a wooden pergola to provide some shade as it's southerly facing, there is a patio and a lawn area. A





## Communal Gardens

The communal gardens are for the residents to enjoy, its off to the left hand side as you enter Laurel gardens. You have a seating area and a wooden arbour that has a pathway leading in to the gardens. The main area is a level lawn with well filled borders of flowers and shrubs, as well as a large beech tree. Its a generous garden residents can enjoy and work on should they wish alongside the gardener that upkeepes the area fortnightly.

## Allocated Parking Space

The property has its own allocated space numbered 6 at the entrance to Laurel Gardens in the car park. Cars can drive in to drop off as well as delivery drivers.

## 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, please contact the agent.

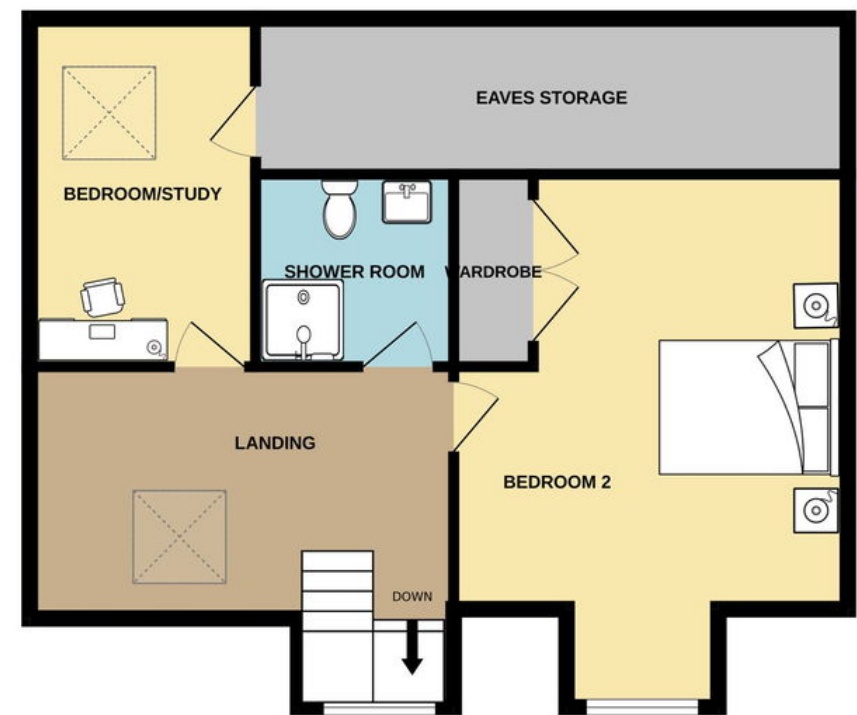


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient – lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 83        |
| (69-80) <b>C</b>                            | 72                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient – higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1130sq.ft. (105.0 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