



Firbank, Rectory Close, Farmborough, Bath, BA2 0AW

Guide Price £500,000

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Quote Reference NF0664 To Arrange Your Viewing

Firbank, a detached Bungalow, situated on a private road in the heart of the village of Farmborough. A peaceful setting of just eight Bungalows with a back drop of the Church. This home has been owned and loved by the same family of over forty years. The gardens are simply delightful, full of years of hard work creating very attractive surrounds. The property has large windows reminiscence of 1960's style, hard wood floors and generous rooms. This property has been extended already, but there is certainly scope to add more subject to consents.

Residents here, enjoy privacy in wonderful surroundings as well as owning attractive looking homes. The Cities of Bath and Bristol are close by and the village benefits from a highly regarded Primary School as well as a village community shop and Public house.





Hall

3.21m x 2.71m (10'6" x 8'10")

Obscure double glazed door to the front aspect, textured and coved ceiling, storage cupboard housing the consumer unit, meters and shelving, radiator and a wooden floor.

Living/Dining Room

7.36m x 5.47m (24'1" x 17'11")

Two double glazed windows to the front aspect, double glazed French doors and windows to the rear aspect, double glazed door to the side aspect, serving hatch to the kitchen, fire place with stone surround, tiled hearth and electric fire, three radiators, television aerial and wooden flooring.

Conservatory

4.29m x 2.01m (14'0" x 6'7")

Double glazed doors to the front and rear aspects, double glazed windows, poly carbonate roof and vinyl flooring.





Kitchen/Dining Room

5.7m x 2.79m (18'8" x 9'1")

Obscure double glazed door to the side aspect, double glazed windows to the side and rear aspects, a range of wall and base units with laminate work surfaces, tiled splash backs and a 1 & 1/2 bowl sink/drainers with mixer tap over. There is an integral electric oven, electric hob, extractor hood over and space for a washing machine. There are two large fitted pantry cupboards with shelving, radiator and vinyl flooring.

Bedroom One

4.23m x 3.03m (13'10" x 9'11")

Double glazed window to the front aspect, fitted five door wardrobes and a radiator.

Bedroom Two

3.27m x 3.03m (10'8" x 9'11")

Double glazed window to the rear aspect and a radiator.



Bedroom Three

3.28m x 2.15m (10'9" x 7'0")

Double glazed window to the side aspect, radiator, loft hatch with a pull down ladder and partial boarding.

Bathroom

Obscure double glazed window to the rear aspect, partially tiled walls, chrome towel radiator and standard radiator finished with vinyl flooring. There is a three piece suite comprising of a corner spa bath with electronic Mira shower over, pedestal wash hand basin and a low level WC.

Rear & Garden

25.5m x 8.27m (83'7" x 27'1")

Enclosed by Stone wall and wooden fence borders, the garden walls are lined with fruit trees, such as apple and pear, borders with shrubs, there are also planting beds for vegetables, a patio and outside tap.



Side Garden

Alongside the property is a Green House, composting area and borders of shrubs with a Yew Tree.

Front Garden

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

Immediately to the front of the property is a beautiful deep set garden with a fence and wall border, full of flowers and shrubs, creating splashes of colour. Within the garden are several apple trees and climbing wisteria on the front of the bungalow.

Long Front Garden

35m x 12m (114'9" x 39'4")

This garden area from the garage reaches to the entrance of the Close. Stone wall borders and full of trees and shrubs, with a lawn area.





Garage

5.86m x 3.05m (19'2" x 10'0")

Up and over door to the front aspect with an access door to the side plus a single glazed window to the opposite side, power, light, fitted shelving and eaves storage.

Driveway

The driveway way is laid to tarmac and stretches from the front of the property alongside to the rear, and can likely accommodated 6 cars or thereabouts.

Agents Notes

EPC = E, Council Tax Band – E (£2,837.18 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Oil Heating, Though Mains gas in Road, Mains water, Mains drainage. Freehold property. Built 1963

There is a management charge the resident run themselves with shared directorship and



