



WentWorth  
Estate Agents



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## 10 Upper Furlong, Timsbury, Bath, BA2 0NN

- Link-Detached Family Home
- Immaculately Presented Throughout
- Living Room
- Sleek Kitchen Diner
- Three Bedrooms
- Family Bathroom
- Level Gardens
- Driveway Parking & Single Garage
- EPC Rating - C

Offers in excess of £375,000

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### Location

A wonderful family home tucked away in a quiet position in the desirable village of Timsbury. The village itself has a very well regarded primary school, two convenience stores, a doctors surgery, pharmacy, café and pub. The pretty village is also well positioned if you require access to Bristol (13 Miles) or Bath (8 Miles) with both destinations offering a wide variety of cultural, leisure and business amenities along with excellent restaurants and shops, as well as access to Bath Spa station and Bristol Temple Meads with their mainline links to London Paddington and beyond.

### Internal

You enter the property to the front into a light hallway with an Italian tiled floor and stairs leading up to the first floor. Situated to the right is a convenient cloakroom with w.c and wash hand basin. The living room is to the front of the property and is a good size providing ample space for sofas and further furniture. A glazed door takes you through to the sleek kitchen dining room to the rear of the house. The sleek Shaker style kitchen offers a range of wall and base units, an electric oven and gas hob and a ceramic sink unit with mixer tap. There is also integrated white goods including a Bosch dishwasher and fridge freezer. Double patio doors from the breakfast room lead out to the pretty level garden. Also in the kitchen, is a door giving internal access to the garage and to the under stairs pantry cupboard.

Stairs from the entrance hall lead to the first floor with an impressive bespoke oak balustrade. At the top of the stairs to the back of the property is a beautiful tiled family bathroom comprising of w.c, vanity unit and hand basin, as well as bath with shower over. There are three bedrooms, the principle and second are both double bedrooms with good storage space. The single bedroom is at the front of the property and is currently being used as a study.

### External

To the front of the property you have a low maintenance garden with a mature flower bed to the right of the front door. To the left there is driveway parking which leads to a single garage with up and over door. To the rear of the property you have a neat and tidy West facing garden mainly laid to lawn. This is bound by both wall and fencing and boasts a good size patio which is the perfect dining area to use during the warmer months. There is also rear access into the garage from the garden as well as side access on the right hand border.

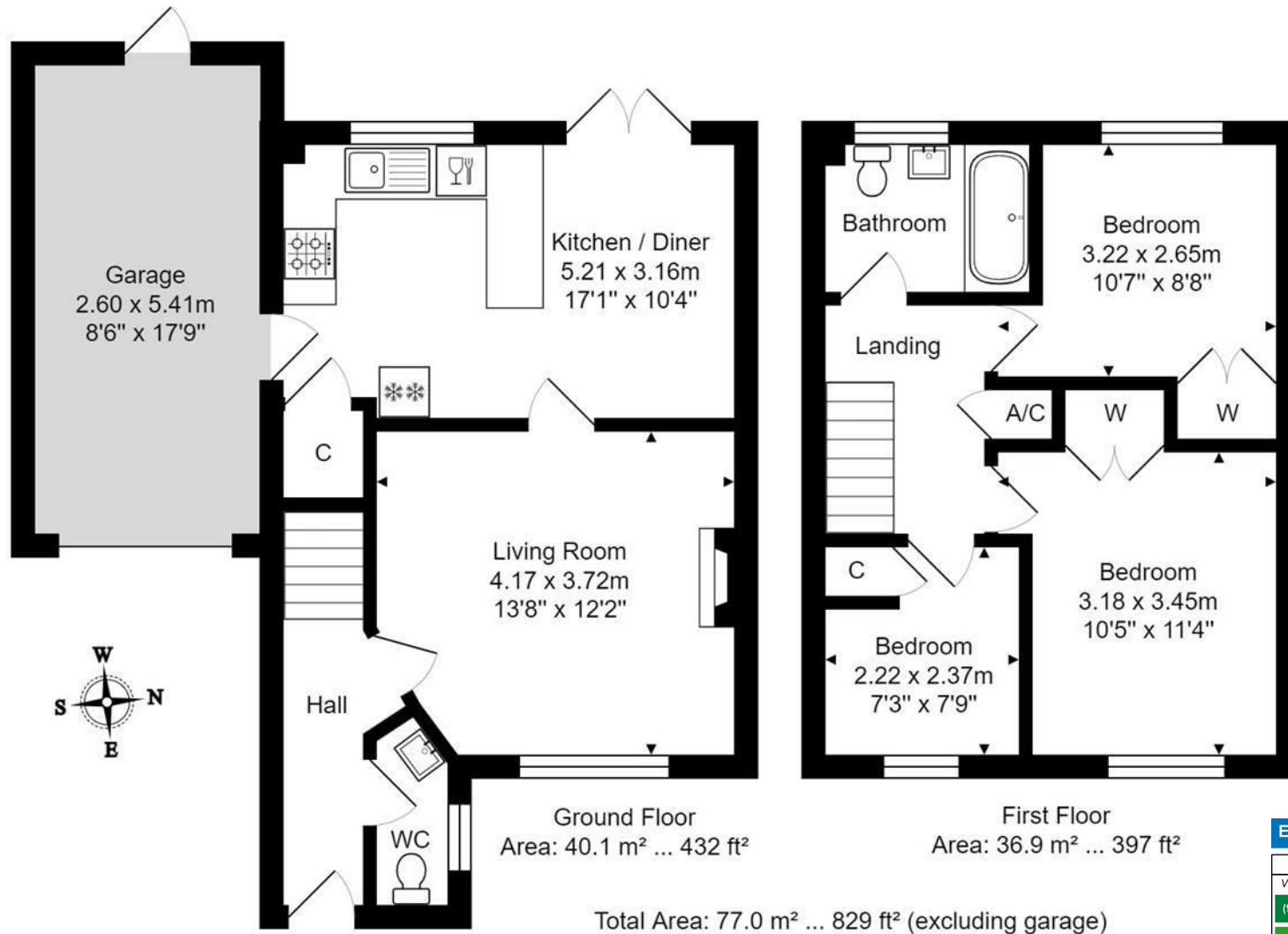
### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Information

Tenure - Freehold  
Council Tax - D  
EPC Rating - C

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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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(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 2002/91/EC	





Wentworth Estate Agents  
25 Monmouth Street, Bath, BA1 2AP  
01225 904904  
bath@wentworthea.com  
www.wentworthea.com

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