

Sales
01934 842000

Lettings
01934 518900



sales@farrons.co.uk

lettings@farrons.co.uk



TOWER HEAD ROAD, TOWER HEAD, BS29 6PQ



£750,000

Passionate about Property

FABULOUS DETACHED PROPERTY SET IN OVER 1 ACRE OF GARDENS, Paddock & TENNIS COURT. SUPERB VIEWS. NO CHAIN. The exceptionally versatile accommodation includes: 4 Double Bedrooms, 4/5 Reception Rooms, Modern Kitchen/Breakfast Room, Shower Room, Bathroom, Utility & Downstairs Cloakroom. Garage & Driveway for 6/7 cars, delightful landscaped walled garden. Viewing Essential to appreciate all this property has to offer.

Entrance Porch

Wood panelled entrance door with glass insert.

Downstairs W.C

W.C. with concealed cistern, wash hand basin, extractor fan, part tiled walls.

Entrance Hall

Stairs to first floor accommodation, upvc double glazed window to the side, under stairs cupboard with electrical consumer unit, wooden flooring, radiator.





Living Room (21' 06" x 13' 0") or (6.55m x 3.96m)

Upvc double glazed windows to the front and rear with views over garden and farmland beyond, inset multi fuel burner with slate hearth, two wall lights, two double radiators door to:

Conservatory (17' 0" x 14' 02") or (5.18m x 4.32m)

Upvc double glazed with door to the front and double doors to the rear, views over garden and farmland beyond, glass roof, radiator, tiled floor, two wall lights.

Dining Room (16' 06" x 12' 0") or (5.03m x 3.66m)

Wood flooring, double radiator, doors to kitchen, utility and sitting room.

Snug (11' 03" x 7' 11") or (3.43m x 2.41m)

Upvc double glazed windows to the front and side, double radiator, wood flooring.

Kitchen / Breakfast Room (16' 06" x 12' 0") or (5.03m x 3.66m)

Upvc double glazed double doors and window to the rear, views over garden and farmland beyond, fitted with a range of wall and base units including inset 1 1/2 bowl sink unit with mixer tap over, double electric oven, four ring electric hob with extractor canopy over, built in dishwasher, granite effect worktops with matching upstands, breakfast island with cupboards and drawers under, inset spot lighting, double radiator, tiled flooring.



Utility Room (9' 05" x 6' 08") or (2.87m x 2.03m)

Panelled door and window to the side, fitted with a range of wall and base units, inset single drainer stainless steel sink unit with mixer tap over, space for washing machine, tumble dryer and fridge freezer, wall mounted gas boiler supplying heating and hot water, part tiled walls, loft access.

Study (9' 03" x 6' 04") or (2.82m x 1.93m)

Upvc double glazed window to the side, radiator, wood laminate flooring.





First Floor Landing

Access to roof space, radiator, two wall lights, central heating thermostat.

Bedroom 1 (16' 03" x 10' 02") or (4.95m x 3.10m)

Upvc double glazed windows to the front and side, double radiator, built in wardrobes along one wall with shelving and hanging space.

Bedroom 2 (14' 11" x 8' 09") or (4.55m x 2.67m)

Upvc double glazed windows to the rear and side with views across the the garden and surrounding countryside, double radiator, built in wardrobe with shelving and hanging space.

Bedroom 3 (11' 02" x 10' 06") or (3.40m x 3.20m)

Upvc double glazed window to the front and side, radiator, walk in wardrobe with shelving, hanging space and light.

Bedroom 4 (12' 05" x 9' 01") or (3.78m x 2.77m)

Upvc double glazed window to the rear with views over the garden and surrounding countryside, radiator.

Family Bathroom

Upvc double glazed window to the side, panelled bath with mixer tap and shower over, pedestal wash hand basin, low level W.C, radiator.





Shower Room

Upvc double glazed window to the side, corner shower with mains fed mixer shower over, pedestal wash hand basin, low level W.C, part tiled walls, chrome heated towel rail, tiled flooring, extractor, electric wall heater, built in cupboard with shelving part tiled walls, tiled flooring, access to roof space, wall mounted electric heater, inset spot lights.

Outside

Gated gravel driveway with parking for 6/7 cars leading to a DOUBLE GARAGE with up and over door, power & light. The gardens, tennis court and paddock extend to approximately an acre and consist of:-

Front Garden

Large area of lawn with wide variety of shrubs, graveled beds, mature trees, timber shed and stone wall to the side.

Tennis Court

Full sized concrete court enclosed by tall wire fencing.

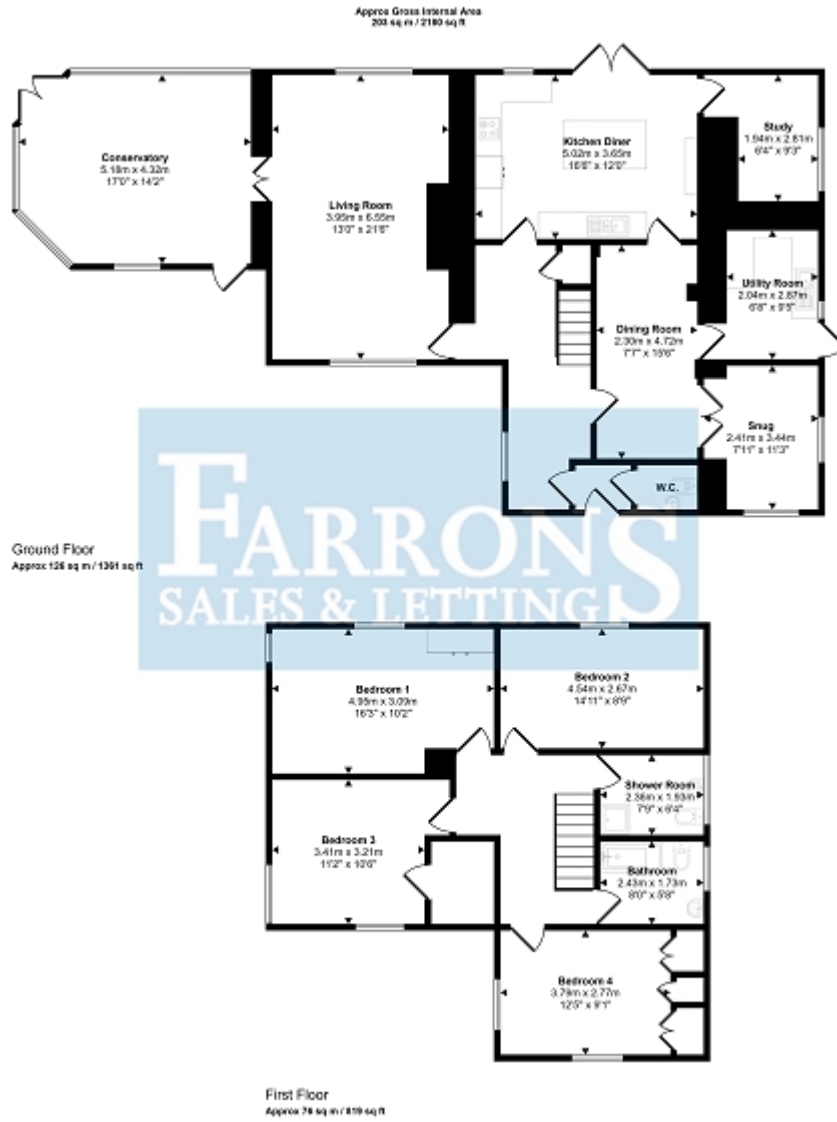
Rear Garden

opening out to Paddock:

Large area of lawn and paddock with a selection of mature trees, fruit trees and shrubs, patio area, selection of well stocked beds, large timber shed, all backing onto fields with rural views.



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Make with Made Energy 200.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract