



Amaris Hobbs Wall, Bath, BA2 0BH

£599,950

Nestled in the charming village of Farmborough, Bath, lies Amaris - a delightful detached 5-bedroom property that exudes warmth and character. Built in the 1960s, this spacious family home boasts 3 reception rooms, 2 bathrooms, and ample space for parking up to 2 vehicles - perfect for a growing family or those who love to entertain. As you step inside, you are greeted by a well-presented interior that is both inviting and practical. The uPVC double glazing and gas fired central heating ensure comfort year-round, while the en suite in the master bedroom adds a touch of luxury to everyday living. One of the standout features of Amaris is its mature enclosed rear garden, providing a peaceful retreat where you can unwind and enjoy the outdoors in privacy. The garage and driveway offer convenience and additional storage space, making daily life that much easier.

Situated in a quiet cul de sac on Hobbs Wall, this property offers a tranquil setting with only 5 other houses nearby, creating a sense of community and security. The village of Farmborough itself is a hidden gem, boasting a successful primary school, village hall, church, and various amenities such as a hairdresser, garage, and an award-winning community shop. For those who need to commute, easy access to Bristol and Bath is a definite plus, allowing you to enjoy the best of both worlds - the tranquillity of village life and the convenience of city amenities. Nearby Marksbury offers a local shop/general store, while Keynsham and

Entrance via uPVC double glazed front door with obscured glazed side panel giving access into

Hallway



Parquet flooring, single radiator, sliding door to garage, obscured glass door with matching side panel into inner hallway.

Garage

Electric roller shutter door, uPVC double glazed window to side aspect, wall mounted Vaillant gas boiler with pressurised water cylinder, space for white goods including tumble drier, space and plumbing for automatic washing machine, sink drainer unit.

Inner Hallway

Stairs rising to first floor landing, single radiator, storage cupboard with hanging rail and shelving, doors to

Downstairs W/C



Obscured uPVC double glazed window to rear aspect, low level w/c, pedestal wash hand basin with chrome

mixer tap over, chrome heated towel rail, wood effect flooring.

L-Shaped Sitting/Dining Room



uPVC double glazed windows to both front and side aspects, uPVC double glazed window with double patio doors to rear garden, wall lights, 3 double radiators, wood effect flooring, wood burning stove with granite hearth with floating mantle over.

Reception Two/Study



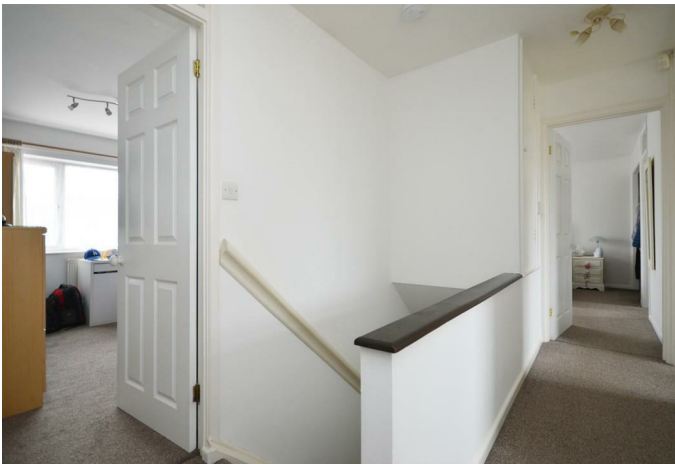
uPVC double glazed window to rear aspect, single radiator, understairs storage cupboard, door to dining room.

Kitchen/Breakfast Room



uPVC double glazed window to side aspect, obscured uPVC double glazed pedestrian door to side aspect, uPVC double glazed window to rear aspect, French doors to decking and rear garden, a range of wall and floor units with roll edge worksurfaces over, good sized ceramic sink drainer unit with chrome mixer taps over and tiled splashbacks, integrated full sized dishwasher, integrated fridge freezer, space for Rangemaster style gas cooker with Neff extractor hood over, tiled flooring, double radiator.

First Floor Landing



Access to loft space via pull down ladder, over stairs storage cupboard with wooden shelving for linen, doors to

Master Bedroom



uPVC double glazed window to front aspect, double radiator, space for freestanding wardrobes, opening to open wardrobe with hanging rail and shelving, door to

En Suite Bathroom



Obscured uPVC double glazed window to rear aspect, suite comprising concealed cistern w/c, p-shaped panelled bath with fixed glazed shower screen and mains shower with separate shower attachment over,

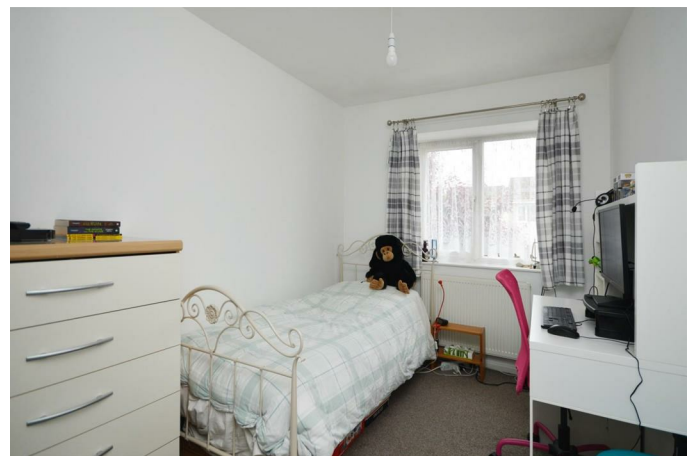
pedestal wash hand basin, vanity mirror with light, tiled flooring, fully tiled, chrome heated towel rail, extractor, inset spots.

Bedroom Two



uPVC double glazed window to front aspect, single radiator, open storage cupboard with hanging rail and shelving, space for freestanding wardrobes and drawers.

Bedroom Three



uPVC double glazed window to front aspect, single radiator, open storage cupboard with hanging rail and shelving.

Bedroom Four



uPVC double glazed window to rear aspect, single radiator, storage cupboard with hanging rail and shelving.

Bedroom Five



uPVC double glazed window to rear aspect, single radiator.

Family Shower Room



Obscured uPVC double glazed window to rear aspect, wash hand basin with storage beneath and mixer tap over, fully tiled shower cubicle fixed glazed screen and low shower tray with rainfall shower with separate shower attachment over, part tiled walls, wood effect flooring, chrome heated towel rail, inset spots, extractor.

Separate W/C



Obscured uPVC double glazed window to side aspect, low level w/c, wash hand basin with chrome mixer taps over, inset spot.

Outside



The front of the property has a driveway providing off street parking for a couple of vehicles giving access to the garage, universal electric vehicle charging POD. The remainder is laid mainly to lawn with a circular

gravel border, further borders containing a mixture of plants and shrubs and a mature tree. There is pedestrian access to the rear of the property via a wooden gate. The mature generously sized rear garden is laid mainly to a level lawn with a patio area and raised decking area ideal for garden furniture offering an excellent degree of privacy with a good selection of mature borders containing a mixture of plants and shrubs. A garden shed is also included in the sale with power and light connected. There are 2 outside taps and an outside double electric socket. The rear garden is mainly enclosed by wooden fencing and stone walling.

Directions

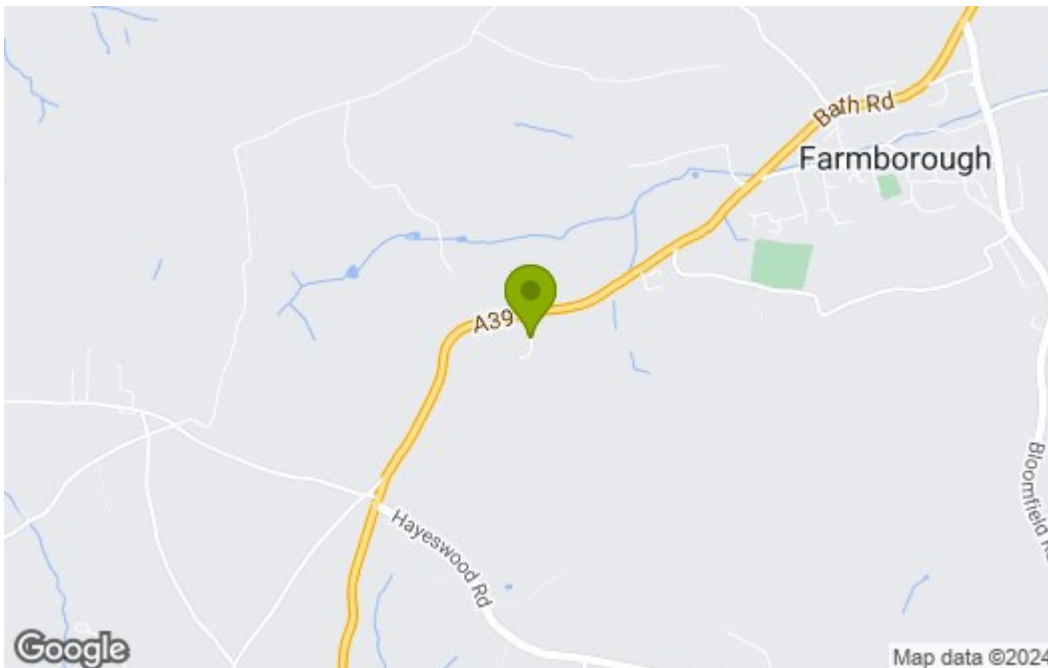
Sat Nav BA2 0BH

Floor Plan



Total area: approx. 167.2 sq. metres (1800.0 sq. feet)
Amaris , Hobbs Wall, Farmborough

Area Map



Energy Efficiency Graph

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

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