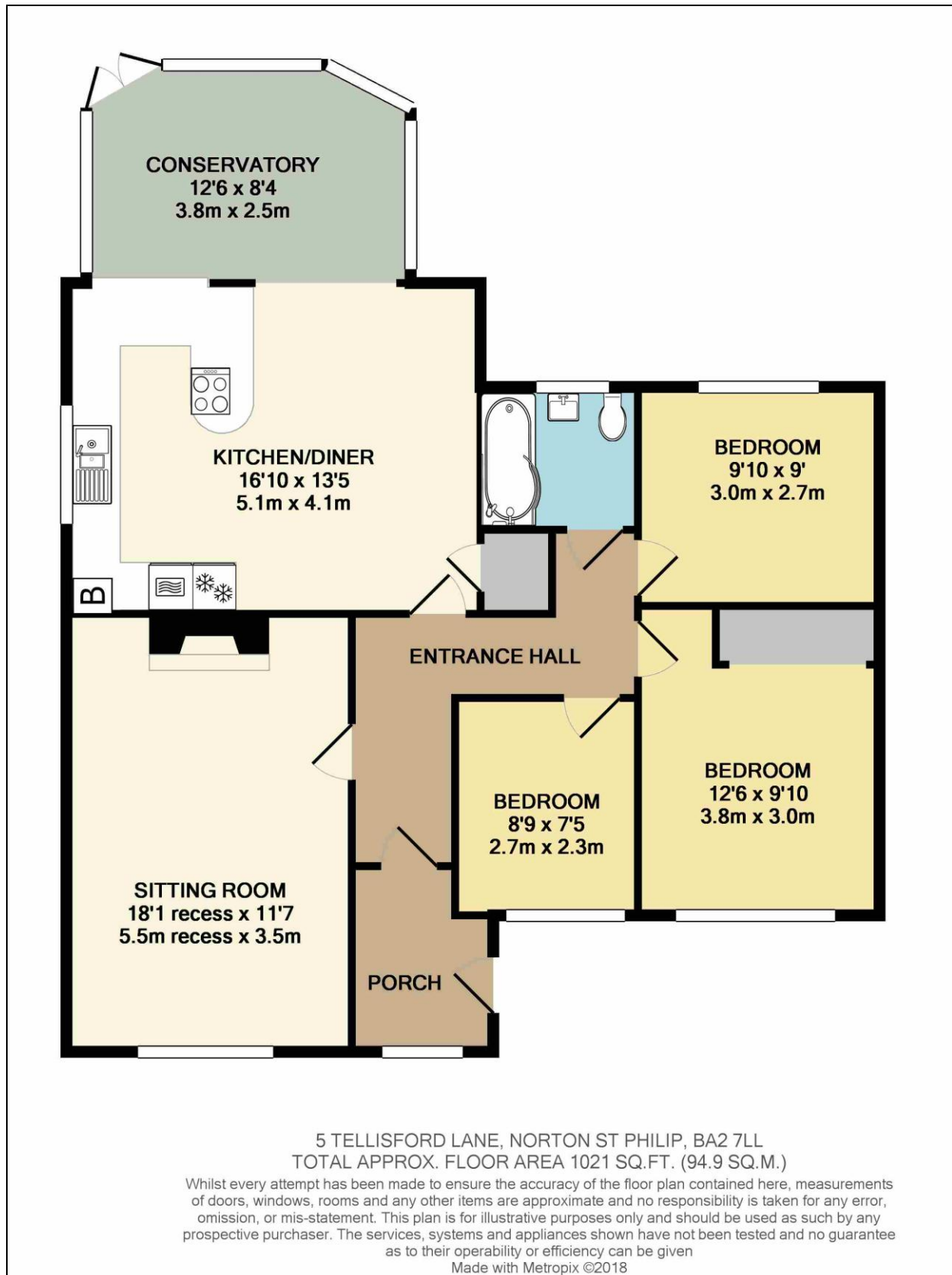


5 Tellisford Lane  
Norton St Philip  
Nr Bath BA2 7LL



Guide Price: £425,000

Floorplan



## Introduction

**A light and airy 3 bedroom detached bungalow with scope to extend (subject to the necessary planning consents being granted) in a quiet cul-de-sac on the edge of this popular village.**

- 3 bedrooms and bathroom
- Sitting room, kitchen with dining area through to conservatory
- Single garage and ample driveway parking
- Level garden. Beautiful countryside walks closeby
- Sought after village with vibrant community and good amenities
- Walking distance of well regarded Norton St Philip C of E First School
- Internal floor area approximately 1021 sq ft / 94.9 sq m



## Location

The village of Norton St Philip is located approximately 8 miles due south from Bath and is renowned for its pleasant period architecture featuring farms and cottages and is also well known for The George Inn which is reputed to be one of the oldest pubs in the country, one of two pubs in the village. **The village has a well regarded primary school and there is also a supermarket and a farmshop nearby. Numerous beautiful walks can be enjoyed across the surrounding countryside.** Access is also readily available to the Georgian City of Bath with its wide range of amenities to include shops, bars, restaurants, sports facilities and the theatre. For commuters - Bath Spa Railway Station provides high speed links to London Paddington (90mins approx.), Bristol Temple Meads and the Westcountry rail network. Additionally, the M4 motorway is also easily accessed via junction 18 Tormarton with routes through to London, Bristol and onwards.









## Outside

To the front of the property there is ample off road parking and access to a single garage. The property sits well within level gardens to the front and rear with access to both sides. The gardens are mainly lawned with the rear garden being well enclosed with some pretty paved sitting areas and borders planted with an array of mature climbers, shrubs, plants and flowers. There are useful sheds for garden storage.

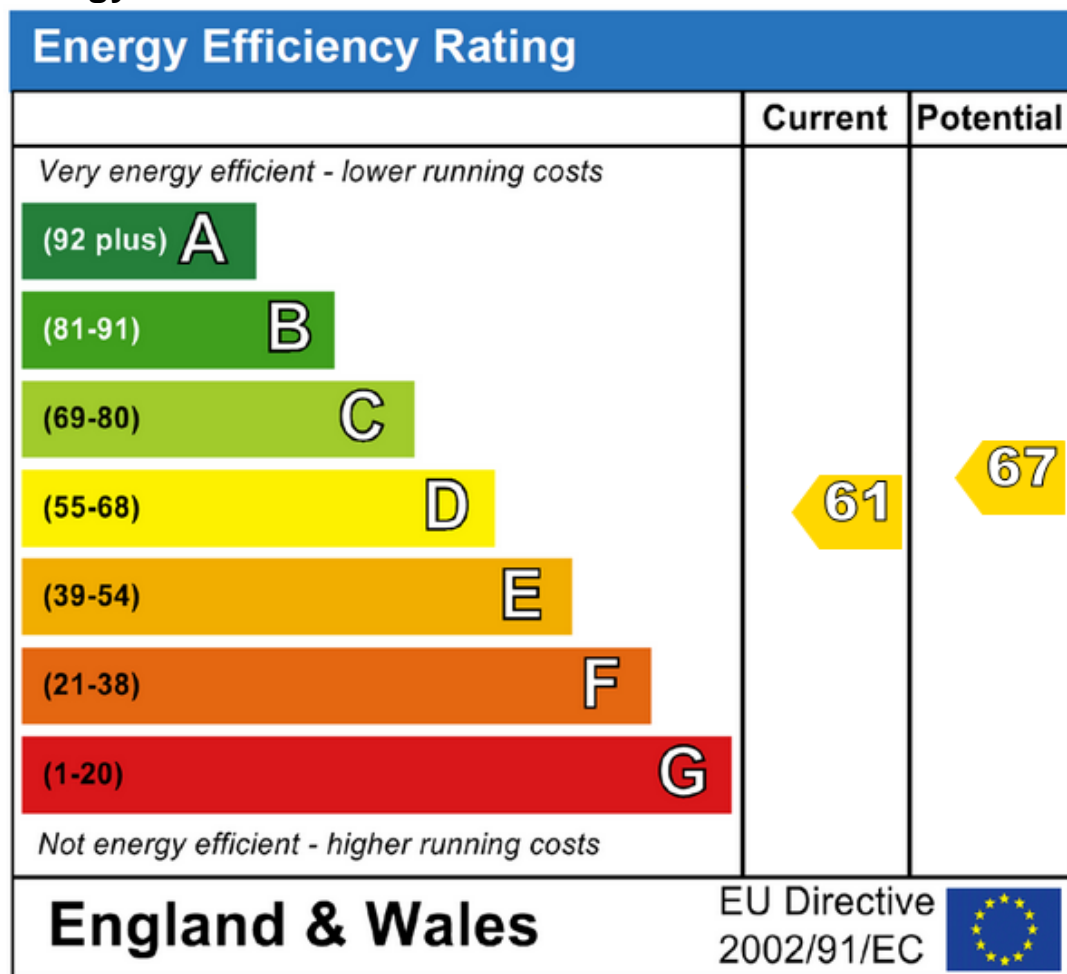




## Services

We are advised that mains gas, electricity, water and drainage are supplied to the property.

## Energy Performance Certificate



**Useful Local Information Website** [www.banes.gov.uk](http://www.banes.gov.uk)

*Bath & North East Somerset Council Website including schools, council tax etc*

**ACTUAL COUNCIL WEBSITE**

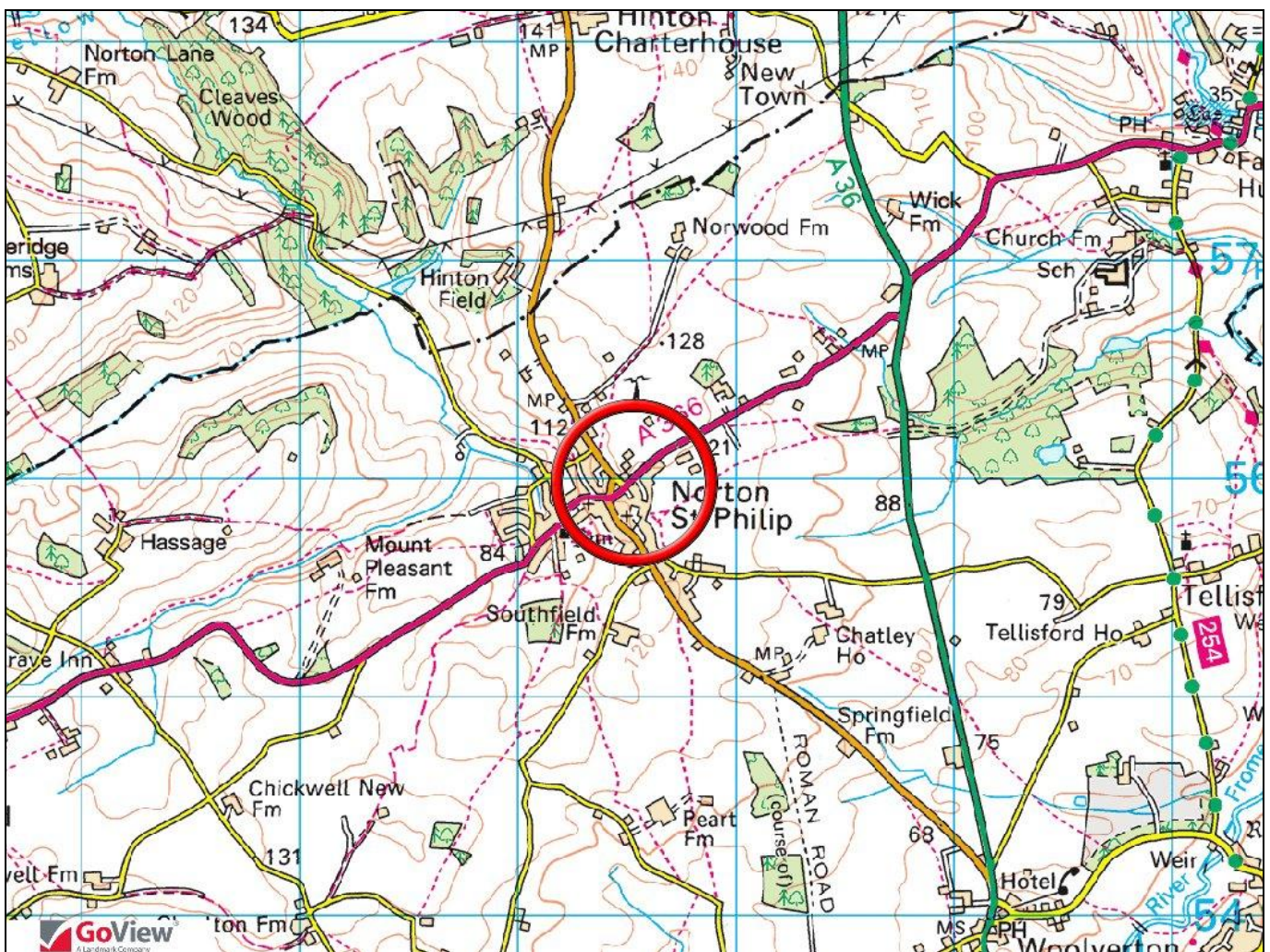
**Useful Local Information Website** [www.mendip.gov.uk](http://www.mendip.gov.uk)

*Mendip Council Website including schools, council tax etc*



## Directions

Leave Bath City Centre by ascending Wells Road and subsequently following the Wellsway dual carriageway. Turn left onto the B110 Midford Road continuing out of Bath through Midford following the signs to **Hinton Charterhouse**. Proceed through the village, past the Co-op, taking the turning left into Tellisford Lane. Proceed along Tellisford Lane looking for a cul-de-sac on the right. No5 is the 2<sup>nd</sup> house on your right in this quiet no-through-road.



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