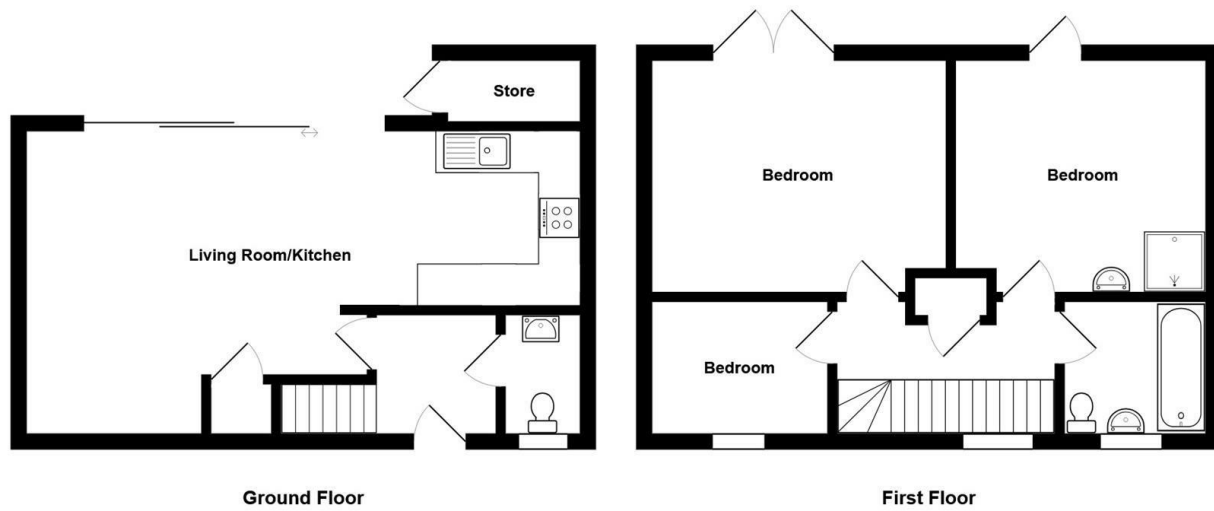


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>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



Total Area: 83.0 m<sup>2</sup> ... 894 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

7 Farmborough View Bath Road, Farmborough, Bath, BA2 0BX



£350,000

A stunning and contemporary open plan style three bedroom end terraced home with wonderful far reaching views in the village of Farmborough

- End terraced home
- allocated parking space and communal visitors spaces
- Stunning countryside views
- Juliet balcony in the master bedroom
- Impressive contemporary styling
- Landscaped low maintenance rear garden
- Open living style
- Beautifully presented throughout the property

[www.daviesandway.com](http://www.daviesandway.com)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



# 7 Farmborough View Bath Road, Farmborough, Bath, BA2 0BX

Located on Bath Road in the charming village of Farmborough, this beautifully presented end terrace house offers a delightful blend of modern living and picturesque countryside views. Built around 2015, the property boasts a contemporary style that is both inviting and functional, making it an ideal home for families or professionals alike.

Upon entering, you are greeted by a hallway which leads to a fantastic open plan living area that seamlessly combines the reception room with the dining space, creating a warm and welcoming atmosphere perfect for entertaining or relaxing. The well appointed kitchen which is located off the living space and separated by open shelving complements this space, providing a stylish and practical area for culinary pursuits.

The property features three bedroom two of which are doubles, each designed with comfort in mind, ensuring ample space for rest and relaxation. With a modern bathroom and a further shower and personal shower, complemented by a folding glass screen. A vanity basin and WC are included, along with a chrome heated towel rail, extractor fan, and shaver point. The room is finished with a tiled floor.

One of the standout features of this home is the stunning views of the surrounding countryside, which can be enjoyed from various vantage points throughout the property. The outdoor space is perfect for unwinding after a long day, allowing you to soak in the natural beauty that Farmborough has to offer.

For those with vehicles, the property includes an allocated parking spaces, providing convenience and ease of access. Additionally, its well positioned location offers excellent transport links to both Bristol and Bath, making it an ideal choice for commuters.

In summary, this end terrace house on Bath Road is a modern gem that combines stylish living with the tranquillity of rural life. With its open plan design, beautiful views, and convenient parking, it presents a wonderful opportunity for anyone looking to settle in this desirable area.

## ENTRANCE HALL

Entrance via a modern contemporary door featuring a double glazed viewing panel. The space is finished with laminate flooring and includes a radiator and wall mounted heating controller. A staircase provides access to the first floor.

## CLOAKROOM 1.72 x 1.12 (5'7" x 3'8")

Fitted with a double-glazed frosted window, this space includes a low-level WC and a vanity basin with tiled splashback and mixer tap. Additional features include a chrome heated towel rail and laminate flooring

## STTING ROOM / DINING AREA 5.14 x 4.45 narrows to 3.71 (16'10" x 14'7" narrows to 12'2")

Full height double glazed doors, complemented by matching full height windows to either side, flood the space with natural light and provide delightful distant views of the hills. The room features laminate flooring, a glass balustrade to the staircase, and a useful understairs storage cupboard. Additional benefits include two radiators and ceiling spotlights. An open shelving area leads seamlessly through to the kitchen

## KITCHEN AREA 3.00 x 2.61 (9'10" x 8'6")

A well presented modern kitchen fitted with a range of cream fronted wall and base units, incorporating cupboards and drawers, along with a glass fronted display cabinet. Black worktops with matching upstands create a contemporary finish and incorporate a black inset one and a half bowl sink with mixer tap. The quality design is enhanced by a curved end base unit. Integrated appliances include a stainless steel cooker hood with glass splashback, electric hob, under counter oven, and fridge freezer, with additional space provided for a washing machine. The room is finished with laminate flooring and ceiling spotlights.

## LANDING

Double glazed window to the front aspect and a useful storage cupboard

## BEDROOM 3.38 x 4.33 (11'1" x 14'2")

A delightful, generously sized room featuring a double glazed doors opening onto a Juliet balcony with stunning views. The room benefits from built-in wardrobes and drawers, as well as a radiator

## BEDROOM 3.38 x 2.57 (11'1" x 8'5")

Featuring a double glazed door to a Juliet balcony with beautiful views, this bathroom includes a corner shower with a thermostatic mixer and glass sliding doors, a vanity sink with tiled splashback, loft access, and a radiator.

## BEDROOM 2.57 x 1.95 (8'5" x 6'4")

Double glazed window. Radiator.

## BATHROOM 2.07 x 1.95 (6'9" x 6'4")

Fitted with a double glazed window, this bathroom features a panel bath with mixer tap, thermostatic shower, and personal shower, complemented by a folding glass screen. A vanity basin and WC are included, along with a chrome heated towel rail, extractor fan, and shaver point. The room is finished with a tiled floor.

## REAR GARDEN

A delightful garden offering lovely distant views, enclosed by fencing and hedging. A terrace outside the patio doors provides a perfect spot to relax, while a further patio area offers space for a table and alfresco dining. The garden is laid to lawn with stone chipped borders and features mature plants and shrubs. Additional benefits include an external storage cupboard and a side access gate.

## FRONT OF PROPERTY

The property benefits from an allocated parking space, with an additional guest parking space available within the development.

## TENURE

Freehold.

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. All mains services connected Broadband. Ultrafast 1000mps Source Ofcom Mobile phone. EE O2 Vodafone. All good outdoor signal Three variable signal. Source Ofcom The property is located within a coal mining reporting area

