



LOVES
HILL
COURT

Over 55's only. Loves Hill Court, South Road, Timsbury, Bath, BA2 0ER

Offers In Region Of £300,000

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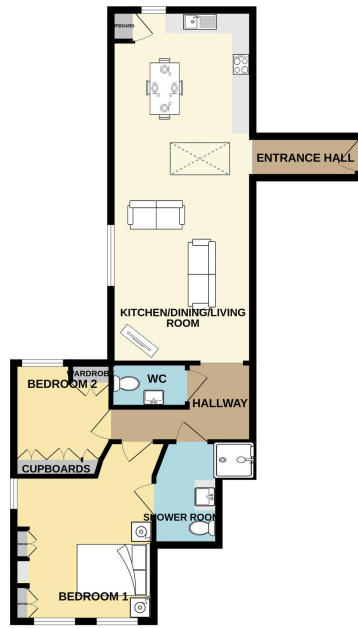
Retirement homes for the over 55's in Timsbury Village.

A highly specified first floor apartment, forming one of just free properties on the floor accessed via a lift or stairway. The property has a triple aspect and light feel, we love the way the entrance hall leads into an open plan kitchen/dining/living area spanning some 8.66 metres with the latest technology and fittings along side character features such as exposed wooden beams and alcoves. You will find two double bedrooms with newly fitted ranges of Sharps wardrobes and cupboards. There is a shower room and a separate cloakroom positioned in the inner hallway. Each property has an allocated parking space and all residents can use the communal facilities; A wonderful gym/spa area, communal library, living room, southerly facing quad garden and even guests can book into the guest suite when they visit at no extra costs.

Quote Reference NF0664 To Arrange Your Viewing



GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 904sq.ft. (84.0 sq.m.) approx.
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 for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Neatmap 10/2021

Entrance Hall

Solid wooden door into with chrome door furnishings, loft hatch and smoke alarm.

Open Kitchen/dining/living room

8.66m x 4.17m (28'4" x 13'8")

This area is designed to be sectioned up with furniture to allow easy access between areas.

Double glazed windows to the side and front aspect, double glazed skylight window to the side, Smoke alarm, three infra red heating panels on the ceiling with wall mounted controls, exposed wooden roof trusses and beams give a rustic feel, five uplighters and the living room has carpet.

The kitchen has a range of wall and base units with granite work tops and splash back, an inset sink/drainers with mixer tap, four ring induction hob with extractor hood over, integral Neff electric oven with hide n slide door, Lemona dish washer, washer/dryer and fridge/freezer. The flooring is luxury vinyl with space for a dining table too.

WC

1.44m x 1.06m (4'8" x 3'5")

Extractor fan, recessed down lights, electric touch mirror, chrome towel radiator, low Level WC, pedestal wash hand basin, and luxury vinyl flooring.





Inner Hallway

Connecting the living room to the bedrooms and shower room, loft hatch with pull down wooden ladder, heating control panel and underfloor heating control for the shower room.

Shower Room

2.67m x 2.54m (8'9" x 8'4")

Jack & Jill style entrance from the lobby and bedroom one with internal thumb locks. Extractor fan, recessed down lights, shaving socket, electronic touch mirror, chrome towel radiator and luxury vinyl flooring. There is a three piece suite comprising a double shower cubicle with mixer shower over, hand rail and vinyl wall boards, vanity unit with wash hand basin and a low level WC.

Bedroom Two

3.47m x 2.87m (11'4" x 9'4")

Double glazed window to the side aspect, smoke alarm, infra red ceiling panel with wall mounted heating controls and four wall mounted up-lighters. There is a range of sharps wardrobes and storage cupboard fitted within the room

Allocated Parking

An allocated space number 10. There are extra spaces available for visitors.

Communal Facilities

This development allows for private living like at your present property, yet there are communal offering you can utilise as much or

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC =B , Council Tax Band =D(£2316.55 PA estimate) – Bath & Northeast Somerset.

Services - Mains electricity, Mains water, Mains Sewerage. Share of free hold property built in 2021

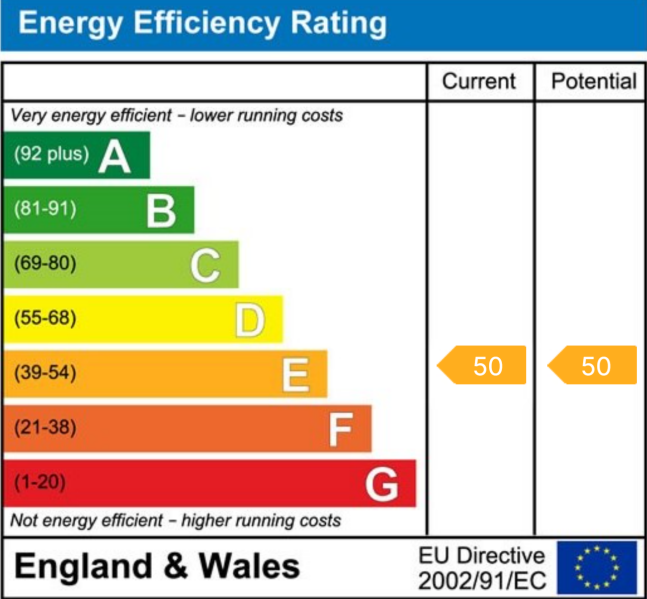
The property has a share of free hold with a lease running alongside of 999 years until 3019.

The development has a Management Company in place ran by the residents themselves democratically and the 11

There is a communal entrance hall with post boxes and a WC, and a second entrance to the side via a shallow ramp which leads to the main building.

The lift gives access to the first floor from the main entrance.









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