



Old Police House, High Street, Timsbury, Bath, BA2 0HT

Offers In Region Of £525,000

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Old Police House, High Street, Timsbury, Bath, BA2 0HT

Hello, hello, hello what do we have here then!

A stalwart of the village tapestry, The Old Police House, dates back to 1885. A house that will have many tales, no doubt! Now a gorgeous family home that retains an abundance of character features combined with today's modern home comforts. Located in the old part of the village, you cannot help but to check which timeline you are in!

There is space here for a growing family to spread out and a flexible layout that may suite home working or even multi generational living. Gardens will enjoy the enclosed southerly facing garden with high stone walls that plants will no doubt love. A home you can move straight into and add you own finishing touches too, once you have the keys to the locks!

Quote Reference NF0664 To Arrange A Viewing





Entrance Hall

1.19m x 0.97m (3'10" x 3'2")

Wooden door to the front aspect with a window over, consumer unit and electric meter, dado rail and wooden flooring.

Hallway

5.46m max x 3.37m max (17'10" x 11'0")

Obscure single glazed door to the front aspect with a stained glass window above, recessed spot lights, stairs leading to the first floor, under stairs storage cupboard, radiator, part woodend floor leading into a flagstone floor.

Living Room

3.84m x 3.5m (12'7" x 11'5")

Single glazed sash window to the front aspect, opening to the dining room, ceiling rose, coved ceiling, fireplace with and inset iron fire and a marble hearth(fire not operating)





Dining Room

3.52m x 3.12m (11'6" x 10'2")

Opening to the Living Room, glazed French doors to the Kitchen/breakfast room, ceiling rose, fireplace with an inset log burner and stone hearth, radiator and flagstone floors.

Kitchen/Breakfast Room

5.7m x 2.66m (18'8" x 8'8")

Double glazed French doors and window to the rear aspect, two skylight windows above, wooden panel ceiling, painted stone walls, radiator and slate tiled flooring. The kitchen has freestanding base unit which include a twin stainless steel sink/drain unit with mixer taps over, an electric Aga with twin ovens, plate warmer, hob and an induction hob.

Utility Room

5.53m max x 1.68m max (18'1" x 5'6")

Three side aspect windows, consumer unit, shelving, space for a washing machine and



Cloakroom

1.64m x 0.96m (5'4" x 3'1")

Obscure single glazed window to the side aspect, painted concrete floor with a two piece white suite comprising a high level WC and a wall mounted wash hand basin.

Study/Bedroom Four

4.55m max x 2.2m max (14'11" x 7'2")

Single glazed arched sash window to the front aspect, coved ceiling, recessed spot lights, painted stone walls, wooden panel boarding on the lower walls with a dado rail and a radiator.

Landing

Smoke alarm, stairs leading to the upper floor.



Bedroom One

3.5m x 3.47m (11'5" x 11'4")

Single glazed sash window to the front aspect, coved ceiling with a ceiling rose, iron fireplace with a mantle over and a radiator.

Bedroom Two

3.52m x 3.12m (11'6" x 10'2")

Single glazed sash window to the rear aspect, coved ceiling with a ceiling rose, iron fireplace and a radiator.

Bedroom Three

3.62m max x 3.02m max (11'10" x 9'10")

Two single glazed sash windows to the front aspect, fitted double wardrobe with shelving and a radiator.





Bathroom

3.34m max x 2.02m (10'11" x 6'7")

Single glazed sash window to the rear aspect, partially tiled walls, wooden wall panelling with a dado rail, radiator and slate tiled flooring. There is a three piece suite comprising a roll top claw foot bath with a shower attachment and glass shower screen, pedestal wash hand basin and a low level WC.

Landing

Single glazed stained glass window, recessed spot light, recessed shelving and door to the loft room.

Loft Room

5.85m max x 4.36m max (19'2" x 14'3")

Double glazed skylight window to the rear aspect, stained glass window to the stairwell, exposed wooden beams, eaves storage, fitted wardrobe with double doors and a radiator.



Rear Garden

11.88m x 11.69m (38'11" x 38'4")

Southerly facing, enclosed by a stone wall and wooden fence surround, there are two main areas, nearer the house is laid to Cerny stone with a climbing wisteria and planted borders, the rear of the garden is laid to a level lawn. To one side is the oil tank behind a wooden fence and a Worcester boiler within a metal case. There is also an outside tap and lights.

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 = F, Council Tax Band – D (£2,316.55 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains water, Mains drainage, Oil Heating. Freehold property. Built 1885



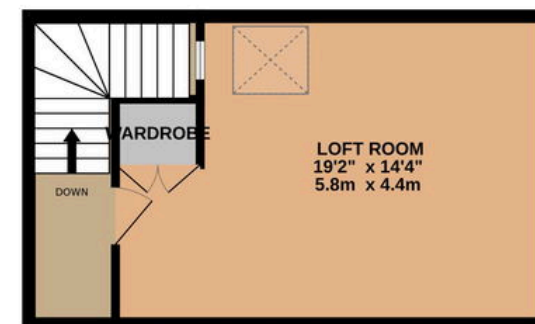
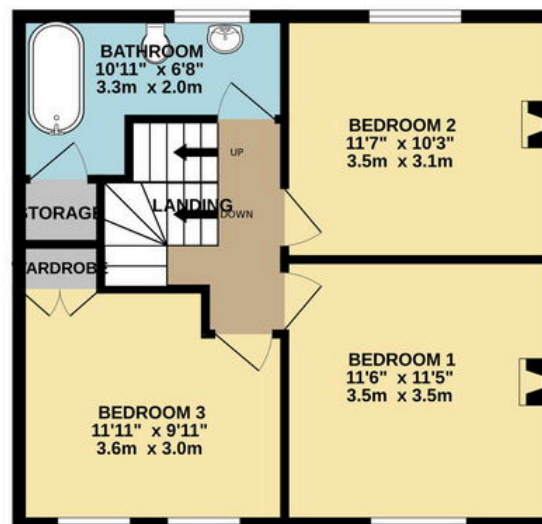
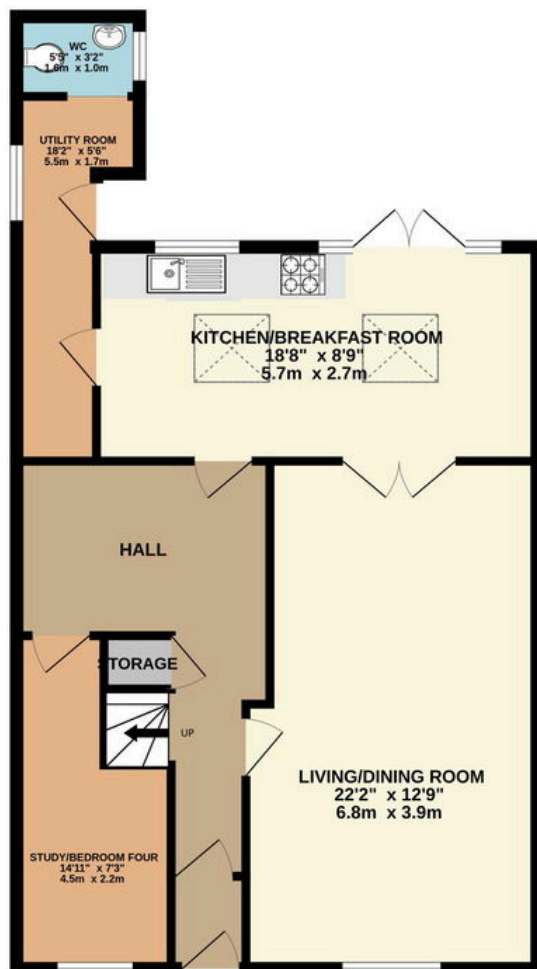


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	29	

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.

2ND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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.