



Loves Hill Court, South Road, Timsbury, Bath, BA2 0ER

Offers In Region Of £320,000

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Loves Hill Court, South Road, Timsbury, Bath, BA2 0ER

Retire in Luxury at Loves Hill Court, located in a peaceful position on the outskirts of Timsbury Village. This property, one of the grandest in the the small collection of bespoke retirement home, created especially for active retirees. Those looking to get out and enjoy life with a modern, safe to leave, low maintenance home.

This spacious ground floor apartment, has a high quality finish, room to spread out with an open plan main living area, two double bedrooms and a modern shower room. you have your own private gardens wrapping around, plus parking for two cars. The communal area is wonderful with a Spa room for a swim/soak or exercise when ever you feel, a library, wonderful quad garden and plus suite for your family and friends to use when visiting. You have a share of the freehold, a monthly fee and no additional sell on fees. Feel at home in privacy but with kindred neighbours nearby when you want to socialise.





Entrance Hallway

Solid wooden door into the entrance hall way, smoke alarm, infra red heating panel, wall mounted thermostat control, two uplighters and matte Oak parquet flooring.

Kitchen/Dining/Living Room

6.49m x 5.23m (21'3" x 17'1")

Opening to the lobby, double glazed door to the rear aspect, smoke alarm, two infra red heating panels, wall mounted thermostat control panel, six wall up lights, a range of wall and base units with granite work surfaces and splash back, inset sink with a mixer tap over, there is a range of integral appliances including a Neff hid and slide oven, electric hob, extractor hood over, fridge/freezer, dishwasher and a washer/dryer. Finished with Matte Oak parquet flooring. This open plan room gives you the option to lay out how you see fit with space for a dining and living room furniture.



Rear Lobby

3m x 1.61m (9'10" x 5'3")

Double glazed French doors to the side aspect, smoke alarm, infra red heating panel with wall mounted thermostat control, consumer unit, two wall mounted up lights, telephone entry system and finished with matte Oak parquet flooring. This area is open and leads off from the kitchen/living area and intersects a bedroom, shower room and leads to the private rear gardens.



Bedroom One

3.7m x 2.86m (12'1" x 9'4")

Two double glazed windows to the side aspect with fitted blinds, smoke alarm, infra red heating ceiling panel with a wall mounted thermostat control and finished with matte Oak parquet flooring.

Shower Room

2.54m x 2.08m (8'4" x 6'9")

Obscure double glazed window to the side aspect, jack and jill style doors from the lobby and bedroom two, extractor fan, recessed spot lights, vinyl wall boards, heated towel radiator, electronic mirror, shaving socket, vinyl floor with under floor heating. There is a white three piece suite comprising of a double shower cubicle with a mixer shower over, vanity unit with wash hand basin and a low level WC.

Bedroom Two

3.51m x 3.15m (11'6" x 10'4")



Private Gardens

Enclosed by wooden feather edge fencing with double barn gates to allow parking within. laid to Cerny stone and an area of artificial lawn and an outside tap. The gardens stretch to the side and rear of the property meaning they have a both southerly and westerly facing aspects. You can enter the gardens via the living room door and the lobby doors.

Driveway and Parking Space

The private rear garden has double gates that open out to allow parking of a car with the garden if desired. There is a further allocated space in the main carpark which is numbered and just opposite the the property.

Communal Areas

Resident are able to enjoy the Spa/Gym room, Library, Communal Quad Garden and Guest Suite for visitors to stay.



Agents Notes

The properties have a Share of Freehold and alongside runs a perpetual lease of 999 years and runs until 3019. The Management Company is run by the residents them selves with democratically elected Directors within. There is a monthly fee of £150, equating to £1800 per annum. There are no sell on fees.





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	53	53
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807sq.ft. (75.0 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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