



Laurel Gardens, Timsbury, Bath, BA2 0EP

Offers In Region Of £300,000

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Laurel Gardens, Timsbury, Bath, BA2 0EP

Laurel Gardens is a small development for the discerning retirees of just eight properties situated in mature gardens with leafy surround. No 2 is a Semi-detached Bungalow dating back to 2006, it has a spacious and light interior with a superb layout. The owners have also recently replaced the en-suite and the shower room at the property.

This property offers excellent one level living with great presentation. The property has its own private gardens and the rear gardens are westerly facing. Across from the property are also communal gardens. There is a numbered parking space for each property near the entrance completing the offering.

This Bungalow is offered with vacant possession and no onward chain as our vendor has moved into a property with more care for their needs.

Quote Reference NF0664 To Arrange Your Viewing



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 947sq.ft. (88.0 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Intergraph CADSDS

Entrance Hall

3.58m x 2.82m (11'8" x 9'3")

Obscure double glazed door and window to the front aspect, coved ceiling, radiator, thermostat control dial, recessed shelving with a telephone point and cupboard under. There are two large cupboard, one is a double with an automated light and shelving. The other is deep set with shelving and the consumer unit.

Living Room

5m x 4.18m (16'4" x 13'8")

Glazed French door lead into the the living room with double glazed French doors and windows to the front aspect, double glazed window to the side aspect and a walkway into the Kitchen, coved ceiling, four wall lights, fire place with a marble surround and electric fire, radiator and television aerial.

Kitchen/Dining Room

4.61m x 3.74m (15'1" x 12'3")

Double glazed door and windows to the rear and side aspects filling the room with light, coved ceiling and recessed spot lights. There is a range of wall and base units with tiled splash backs and laminate work surfaces, 1 & 1/2 sink drainer unit with a mixer tap over, integral double oven, microwave, electric hob with an extractor hood over, fridge/freezer, space for a



washing machine and there is a radiator
and vinyl flooring.



Shower Room

2.25m x 1.46m (7'4" x 4'9")

Extractor fan, recessed spot lights, partially tiled walls, radiator and vinyl flooring. There is a three piece suite comprising of a double shower cubicle with an electronic Mira shower over, pedestal wash hand basin and a low level WC.

Bedroom One

4.66m x 3.27m (15'3" x 10'8")

Double glazed window to the rear aspect with a window blind, fitted double wardrobes and a radiator.

Ensuite

2.7m x 1.95m (8'10" x 6'4")



Bedroom Two

3.62m x 2.76m (11'10" x 9'0")

Double glazed window to the front aspect, fitted cupboard with shelving and a radiator.

Private Gardens

The rear gardens are westerly facing with a wooden feather edge fence to the rear and open side borders, laid to lawn, patio, wooden pergola over and an out side tap. The front gardens have a beech hedge to the front, laid to lawn with a pathway, planter and outside light and power socket.

Parking

There is a numbered space in the carpark for each resident at the entrance to Laurel



Communal Gardens

Across for the property you will find the matured gardens with trees shrubs and a large lawn area, non slip pathways from the patio area with an arbour. A very pleasant area for residents to share and meet up.

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 = C, Council Tax Band = D (£2,316.55 PA estimate) – Bath & Northeast Somerset.

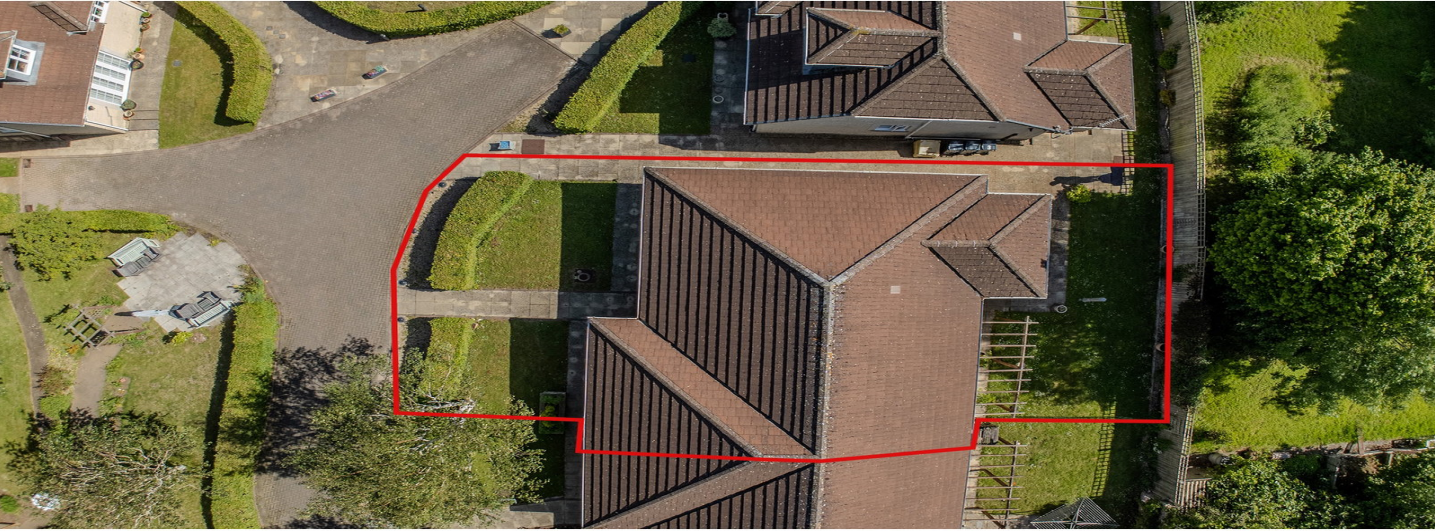
Services - Mains electricity, Mains gas, Mains water, Mains drainage, Freehold property, Built





Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	





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