



Southlands Drive, Timsbury, Bath, BA2 0HB

Guide Price £350,000

NIGEL FUDGE

exp[®] UK

@ nigel.fudge@exp.uk.com

🌐 nigelfudge.exp.uk.com

📞 07595 898 050

Southlands Drive, Timsbury, Bath, BA2 0HB

Quote Reference NF0664 To Arrange Your Viewing.

This is a wonderful home Semi-detached home, built in the 1970's with spacious rooms and large windows reminiscent of that era. This property has recently been renovated giving it a "turn key" style. I love the fresh modern feel of this house, it flows very well and has sun drenched southerly facing gardens at the rear that are also landscaped and easy to maintain.

The kitchen is very well equipped, the shower room new with the option to reinstate a separate WC alongside it or extend the shower room. There is a garage which some neighbours have converted into more accommodation as an option. Ample parking at the front too. On viewings you will see you can move straight in.

The vendors are relocating so need a solid buyer to complete the purchase.





Porch

1.77m x 1.13m (5'9" x 3'8")

Obscure double glazed door to the front aspect, double glazed window to the side aspect, access door to the garage, alarm panel, radiator and laminate flooring.

Living/Dining Room

6.86m x 3.66m (22'6" x 12'0")

Double glazed windows to the front and rear aspects, two radiators, wall mounted electric fire, television and telephone sockets.

Kitchen

2.75m x 2.18m (9'0" x 7'1")

Obscure double glazed door and double glazed window to the rear aspect, a range of wall and base units with glass splash backs and Minerva ice blue work tops, inset sink with a mixer tap over. There is a good range of integral appliances which include a four ring induction hob with an extractor hood over, oven, microwave, dish washer, 70/30 fridge/freezer and a washer dryer, pull out pantry shelves, kick board heater and ceramic tiled flooring. Within the kitchen is a spacious Pantry/under stairs cupboard measuring 2.41m x 1.75m L-shaped.





Integral Garage

5.19m x 2.47m (17'0" x 8'1")

Electronic roller door to the front aspect, access doors to the house and the garden, consumer unit, power and light.

Landing

The landing is accessed from the Living room with a door that closes it off, the stairs have a split level with a double glazed window part way up and a wooden banister. There is a loft hatch with a pull down ladder, a double glazed skylight, light and partial boarding.

Also on the landing is a large storage cupboard measuring 1.94m x 0.79m, that previously was a WC which still has the plumbing in situ. This could allow you to make the shower room larger or have a separate WC if needed.

Bedroom One

3.65m x 3.19m (11'11" x 10'5")



Bedroom Two

3.24m x 3.16m (10'7" x 10'4")

Double glazed window to the rear aspect, radiator and an airing cupboard housing the wall mounted Vaillant combination boiler.

Bedroom Three

2.9m x 2.7m (9'6" x 8'10")

Double glazed window to the front aspect and a radiator.

Shower Room

2.92m x 1.44m (9'6" x 4'8")

Obscure double glazed windows to the rear and side aspects, extractor fan, recessed spot lights, partially tiled walls, chrome towel radiator, shaving socket and tiled flooring. There is a three piece suite comprising of a double walk in shower cubicle with glass surround and a mixer shower over, vanity unit with a wash hand basin and a floating low level WC with a hidden cistern.



Rear Garden

17.9m x 7.79m (58'8" x 25'6")

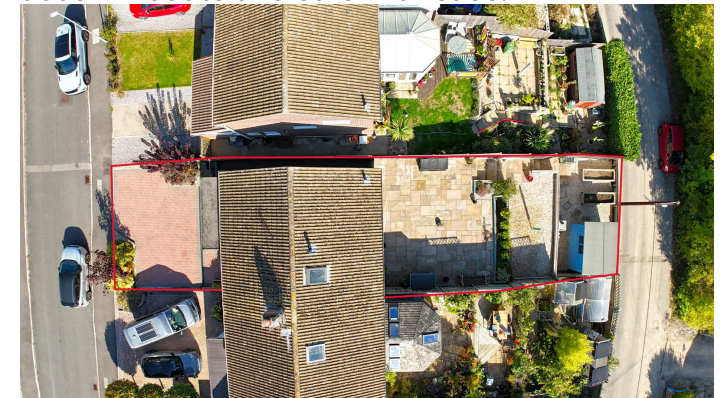
Enclosed by wooden fencing with a side access gate, the garden is southerly facing and bathed in light. The owners have landscaped the gardens making them look fresh and of low maintenance. The patio area is wide and deep, perfect for seating and eating outside with a planted shrub border, outside tap, light and wooden bin store. The middle section is laid to shingle with wooden borders and the lower section has a wooden shed with power and light, next to it, two wooden planters for growing vegetables etc.

Front Garden

The front garden has a wall and fence borders filled with shrubs and shingle. There is the side access gate alongside the garage.

Driveway

The driveway is block paved and can accommodate two cars with ease.





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 – C (£2,059.15 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Main Gas, Mains water, Mains drainage. Freehold property. Built 1970's

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

