



The Mead, Timsbury, Bath, BA2 0NS

Offers In Region Of £675,000

NIGEL FUDGE

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## The Mead, Timsbury, Bath, BA2 0NS

### Quote Reference NF0664 To Arrange Your Viewing

Redwood House, is an attractive and spacious detached house, tucked away in the corner of a small cul-de-sac of similar houses. This one has been enhanced inside and out making it a stand out property that may well capture your heart. It really is that beautiful. Every detail is considered and done with quality.

There is 167 square metres of accommodation here over two floors, a respectable C energy performance rating, ample parking and landscaped gardens in a south and east facing directions. Built with families in mind by Flower & Hayes in 1992, yet the neighbours are mainly retired due to the modern style and quiet location with a back drop onto open fields.

Located in a popular village with an abundance of amenities as well as close proximity to the City of Bath, Bristol and the Airport all within 45 minutes.





## Hallway

Door and obscure double glazed window to the front aspect, textured and covered ceiling, stairs leading to the first floor, consumer unit, radiator and Kardean luxury vinyl flooring.

## Cloakroom

1.84m x 0.87m (6'0" x 2'10")

Textured and covered ceiling, recessed spot lights, extractor fan, alarm panel, partially tiled walls and vinyl flooring. There is a two piece suite comprising of a vanity unit with a wash hand basin and a low level WC with a hidden cistern.

## Study

3.16m x 3.02m (10'4" x 9'10")

Double glazed window to the front aspect, textured and covered ceiling, recessed spot lights, radiator and a telephone point.





## Kitchen/Breakfast Room

5.94m x 4.84m (19'5" x 15'10") L-Shaped

Dual aspect double glazed windows to the rear and side, oak framed glazed doors leading to the Conservatory, living room and hallway, textured and coved ceilings, recessed spot lights, a range of wall and base units with granite work surfaces including a breakfast bar. There is an inset sink with a mixer tap over and a secondary circular sink with a mixer tap in the corner. There is a range of integral appliances including an induction hob with an extract hood over, double oven and microwave. There is also spaces for a dishwasher, fridge/freezer and washing machine. The room has a radiator, a towel radiator and is finished with Kardean luxury vinyl flooring.

## Living Room

6.93m x 4.16m (22'8" x 13'7")

## Conservatory

7.58m x 5.65m (24'10" x 18'6") L-shaped



## First Floor

### Landing

Textured and coved ceiling, loft hatch with a pull down ladder, light, partial boarding and fitted shelving, radiator and an airing cupboard with a pressurised hot water cylinder and shelving.

### Bedroom One

4.15m x 3.5m (13'7" x 11'5")

Double glazed window to the front aspect, textured and coved ceiling, radiator, a range of fitted wardrobes and a television aerial.



## En-suite

2.61m x 1.37m (8'6" x 4'5")

Obscure double glazed window to the front aspect, recessed spot lights, tiled walls, chrome towel radiator and Kardean luxury vinyl flooring, There is a three piece suite comprising of a walk-in shower cubicle with a mixer shower over, vanity unit with a wash hand basin and a low level WC with a hidden cistern.

## Bedroom Two

4.18m x 3.19m (13'8" x 10'5")

Double glazed window to the front aspect, textured and coved ceiling, a range of fitted wardrobes and a radiator.

## Bedroom Three

2.92m x 2.69m (9'6" x 8'9")

Double glazed window to the rear aspect, textured and coved ceiling, a range of fitted wardrobes and a radiator.





## Bedroom Four

2.76m x 2.57m (9'0" x 8'5")

Double glazed window to the rear aspect, textured and coved ceiling, a range of fitted wardrobes and a radiator.

## Bathroom

2.15m x 1.7m (7'0" x 5'6")

Obscure double glazed window to the rear aspect, textured and coved ceiling, extractor fan, recessed spot lights, tiled walls, chrome towel radiator and Kardean luxury vinyl flooring. There is a three piece suite comprising of a corner bath with a glass screen and mixer shower over, pedestal wash hand basin and a low level WC with a hidden cistern.

## Rear Garden

25.12m x 21.2m (82'4" x 69'6") L-Shaped

The garden is Shaped with an East and southerly facing aspects, it's fully enclosed with wooden fencing along with a side access gate. The



## Front Garden

The front garden has gravel borders, with shrubs and small trees alongside the driveway.

## Garage & Driveway

5.53m x 5.29m (18'1" x 17'4")

Electronic roller door with a service door to the side, consumer unit, power and light as well as eave storage space. The driveway in front of this is block paved and can accommodate around four cars

## 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](http://nigelfudge.exp.uk.com)

EPC = C Council Tax Band – F (£3,346.13 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains water, Mains





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

