



- A roomy, semi-detached house located in the popular village of Timsbury
- Entrance hall into spacious lounge with open fireplace
- Good sized kitchen with a nice range of units overlooking garden
- Separate dining room which doubles up nicely as a home office
- Three double bedrooms, family bathroom and separate w.c.
- Private drive parking, fully enclosed garden, no onward chain



"A semi-detached property located in the much sought after village of Timsbury, just a short walk from a highly regarded primary school".

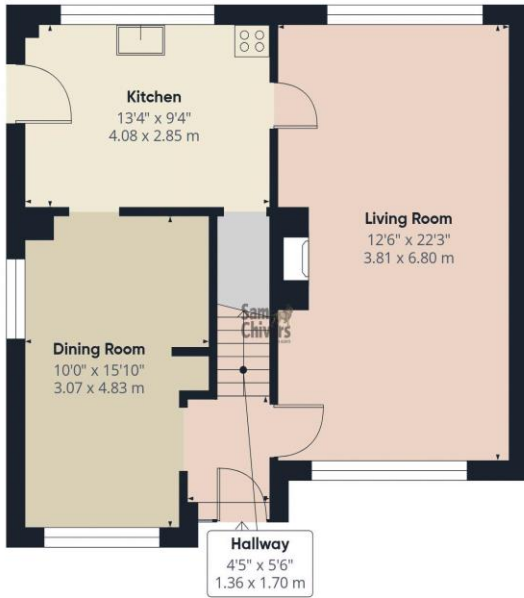
The accommodation comprises an entrance hallway, spacious lounge with a natural stone fireplace and dual aspect to front and rear. A considerable size kitchen with a range of units overlooks the rear garden and connects well with the dining room which also doubles up nicely as a home office. On the first floor are three double bedrooms a family bathroom and separate w.c. The property has gas central heating and double glazing.

Outside to front is a private drive providing parking for two cars side by side. A pathway leads from the drive to an enclosed lawn garden to rear with paved patio area and a pleasant, private leafy aspect.

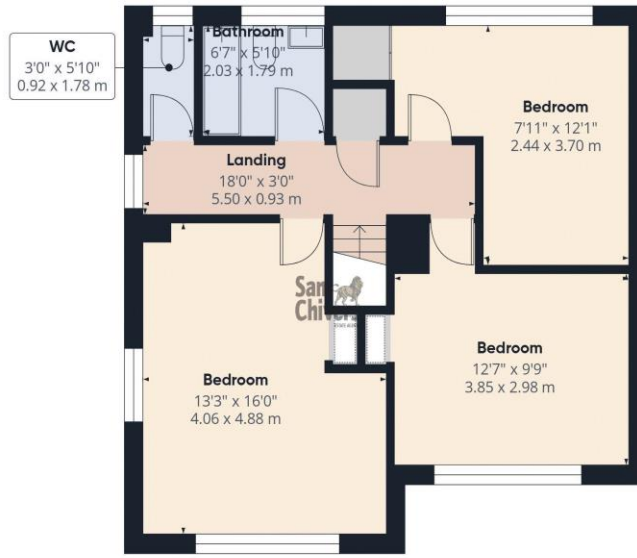
The village of Timsbury is well served with a convenience store, newsagents, the seven stars pub which serves food, doctors' surgery, pharmacy, post office and more. A regular bus service passes through the village on route to the Georgian city of Bath which is eight miles from the doorstep. The property is offered for sale with no onward chain.

**Tenure:** Freehold. **Council Tax Band:** C.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1188 ft<sup>2</sup>  
110.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.