

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

15 Manor Gardens Farmborough Bath BA2 0AS

WOW, this very well presented DETACHED BUNGALOW enjoys a very desirable location within this popular village cul-de-sac.



REF: ASW5680

Guide Price £600,000

**Detached Bungalow * Popular Village Location * Three Bedrooms * Lounge /
Diner * Conservatory * Double Glazing & Gas Central Heating * Generously
Sized Well Maintained Garden * Double Garage & Ample Parking * Council Tax
Band - E * EPC Rating - C**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

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SITUATION:

Farmborough is a popular village location with a great community atmosphere. It has a community shop, parish church, community hall, playing fields as well as a hairdresser, village pub. There is a Co-Operative convenience store at nearby Marksbury and the Towns of Keynsham and Midsomer Norton are within easy reach for a wider range of amenities. The Cities of Bath & Bristol are within easy commuting distance and serviced well by public transport, the primary school is close by and the property falls within the catchment area of Norton Hill Secondary School which is served by a school bus.

DESCRIPTION:

This Incredibly Spacious & Wonderfully Presented detached bungalow offers the opportunity to extend (SPP). Believed to be set on the largest plot in the cul-de-sac. In brief this Bungalow has three bedrooms, separate kitchen, lounge dining area, conservatory, large bathroom, separate cloakroom, double garage, ample parking, a fantastic enclosed rear garden. Further benefits include double glazing and gas central heating. Book your accompanied viewing early to avoid missing out on this wonderful Bungalow

ENTRANCE:

Part glazed composite door into:

HALLWAY:

Two radiators, cupboard housing a 'Worcester' combination boiler, loft access, pull down ladder, doors leading to accommodation:

CLOAKROOM: 6' 0" x 5' 3" (1.83m x 1.60m)

Opaque double glazed window to side, low level W.C, wash hand basin set on vanity unit, laminate flooring, radiator.

LOUNGE/DINER: 21' 2" x 15' 5" (6.45m x 4.70m)

Upvc double glazed window to front and side, electric fire set in surround, T.V point, two radiators, bi-folding doors leading to conservatory, ceiling coving.

CONSERVATORY: 15' 0" x 8' 5" (4.57m x 2.56m)

Upvc double glazed set to dwarf wall, radiator, French doors leading to garden.

KITCHEN: 11' 2" x 8' 4" (3.40m x 2.54m)

The kitchen is fitted with a range of wall and base units with work surface over, composite 1.5 bowl sink drainer with mixer tap, double glazed window to rear, opaque Upvc double glazed door to rear, tiled splashbacks, radiator, space and plumbing for automatic washing machine, dishwasher, fridge and freezer, built-in electric oven with four ring induction hob and hood over.

BEDROOM THREE: 11' 11" x 8' 6" (3.63m x 2.59m)

Upvc double glazed window to front, radiator, laminate flooring, ceiling coving, T.V point, built-in double wardrobe.

BEDROOM ONE: 11' 11" x 11' 10" (3.63m x 3.60m)

Upvc double glazed window to front, radiator, fitted double wardrobe with sliding doors, ceiling coving.

BEDROOM TWO: 12' 2" x 9' 10" (3.71m x 2.99m)

Built-in wardrobes, Upvc double glazed window to rear, radiator, ceiling coving.

FAMILY BATHROOM: 9' 6" x 8' 4" (2.89m x 2.54m)

Two Upvc opaque double glazed windows to rear, tiled walls, pedestal wash hand basin, low level W.C, bidet, separate shower cubicle, two heated towel rails, ceiling coving, corner style bath.

FRONT GARDEN:

Block paved driveway with ample parking leading to double garage, lawned area with gated access to the rear of the property.

REAR GARDEN:

The rear garden is mainly laid to lawn with mature planted borders, enclosed by shrubs hedging walling, along with some wooden fence panelling. The garden also contains a pond, the garage can also be accessed from the rear of the garden via a courtesy door, garden shed, non slip decked area with a ramp which in turn leads to the conservatory and kitchen doors.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



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If you are interested in putting an offer in on this property, we will need the following information from you.

1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

This information will need to be emailed to nigel@stephenmaggs.co.uk or louise@stephenmaggs.co.uk before any offer is put forward.

Please note that if you need to sell a property (which is not yet under offer), we will put your offer forward. If our client is prepared to accept your offer in principle, the property will not be removed from the market until you have a buyer.

Anti-Money Laundering - all Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute.

If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.



Approximate total area⁽¹⁾
1069.25 ft²
99.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)

15 Manor Gardens Farmborough BATH BA2 0AS	Energy rating C	Valid until: 24 July 2033
		Certificate number: 6517-8037-1102-0023-2702

Property type
Detached bungalow

Total floor area
90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency \(https://find-energy-certificate.service.gov.uk/energy-certificate/6517-8037-1102-0023-2702#recommendations\)](https://find-energy-certificate.service.gov.uk/energy-certificate/6517-8037-1102-0023-2702#recommendations).