



- A smart and very well presented three bedroom semi detached home
- Light and bright lounge and separate dining room
- Kitchen and utility/ground floor wc
- Three good size bedrooms and a family bathroom
- Large level garden backing on to fields
- Driveway parking and walking distance to the village centre



'A spacious three bedroom semi detached home with a large level garden which overlooks open fields and countryside from the rear boundary!'

This well presented three bedroom semi detached home is situated on the fringe of the village of Timsbury yet is still within walking distance of the village amenities and also commutable to the nearby cities of Bath & Bristol. The property has an entrance hallway with stairs which rise to the first floor and has been partially opened up to access the lounge which has a very light and bright feel. There is a separate dining room with space for further soft furnishings and doors which access the garden. There is a well fitted kitchen and a utility room with a ground floor wc. On the first floor there are three really generous sized bedrooms and a family bathroom. GCH, double glazing and there is a super view from the rear elevation.

Externally the property has a level front lawn with private driveway parking alongside. At the rear there is a fully enclosed, large garden measuring approximately 60ft in length which is laid predominantly to lawn and runs up to open fields and countryside at the rear boundary.

The property is just a five minute walk to the village services including a well regarded primary school, doctor surgery, pharmacy and lovely local pub with beer garden and a bistro/cafe. Being only approx eight miles from Bath city centre and twelve miles from Bristol city centre, makes this house the ideal commuter base. Access to open countryside is virtually on the doorstep.





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55-68	D	66 D	
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21-38	F		
1-20	G		

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