



- A mature end of terrace village home, quiet location
- Entrance porch into entrance hallway, handy ground floor w.c.
- Lounge dining room with French doors onto rear garden
- Attractive fitted kitchen, integrated electric oven and ceramic hob
- Three decent sized bedrooms and family bathroom, shower over bath
- Fully enclosed and secure rear garden. Bath city centre 8 miles (approx)



"A mature end of terrace property enjoying a quiet, tucked away position in the popular village of Timsbury, offered for sale with no onward chain and just 8 miles from Bath city centre".

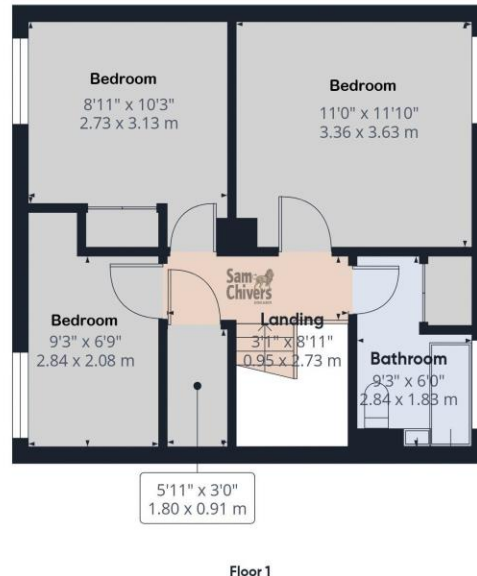
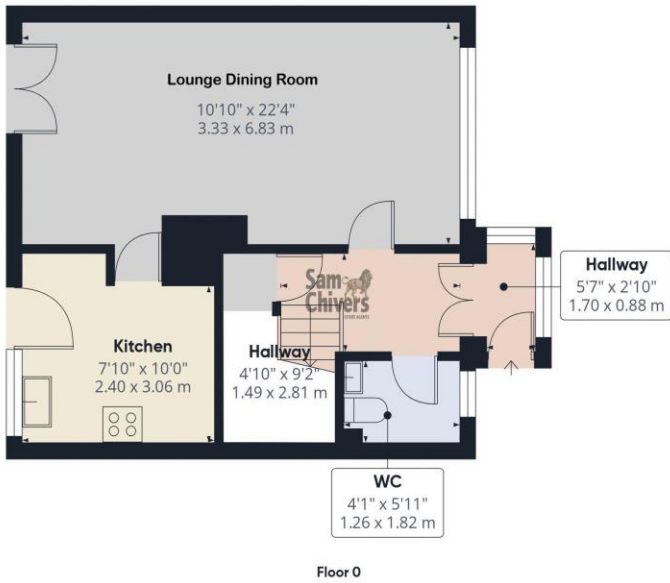
The accommodation comprises entrance porch with double doors opening into the entrance hallway which provides a handy cloakroom and walk in storage cupboard. There is a lounge dining room with laminate floor and wall mounted electric fire (not tested), window to front and French doors to rear onto garden. Attractive fitted kitchen providing a good range of units, fitted electric oven, ceramic hob, and extractor hood over, door onto garden.

On the first floor are three good sized bedrooms and family bathroom with shower over bath and double door airing cupboard. On the landing is a deep walk-in cupboard which could potentially provide space for a small home office. Oil fired central heating and double glazing.

Outside to front is a level lawn garden with gravel gated pathway leading to a discreet storage area and gate continuing to the rear garden which is fully enclosed and laid to lawn. From the rear of the garden is gated access also.

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





Approximate total area<sup>(1)</sup>  
858 ft<sup>2</sup>  
79.7 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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81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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