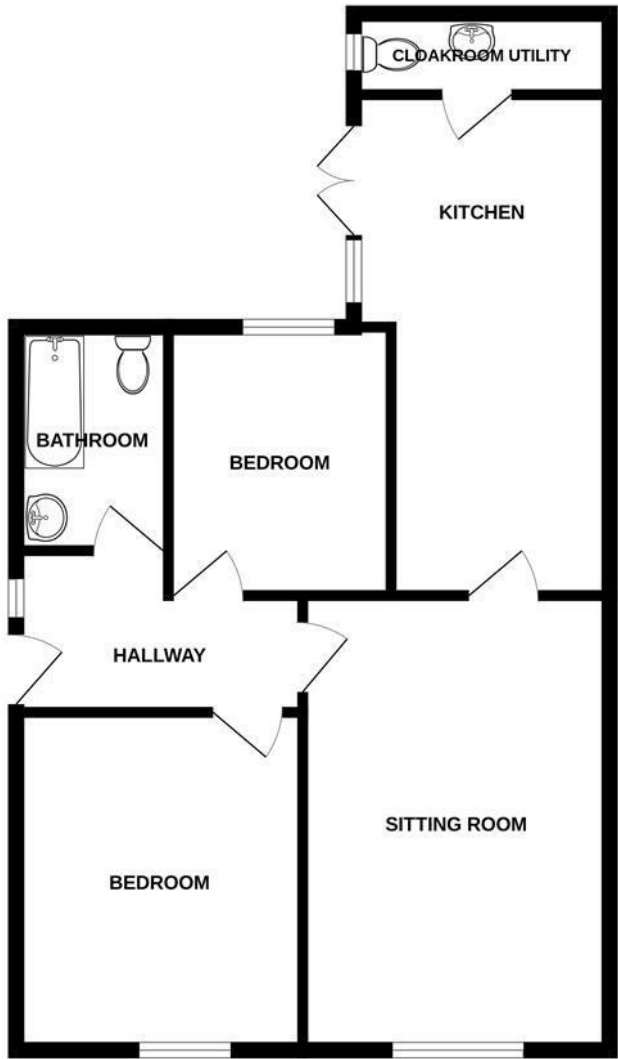


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2009.

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and 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. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

66 Tilley Close, Farmborough, Bath, BA2 0AQ



£300,000

A well presented two bedroom semi detached bungalow located in a cul de sac with far reaching views over the fields and has a beautiful garden.

- Semi detached bungalow
- Outstanding views
- Cul de Sac location
- Lovely local walks
- Modern kitchen
- Utility / cloakroom
- Lovely garden
- Two bedrooms
- Modern bathroom
- Vendor has found a property to buy



66 Tilley Close, Farmborough, Bath, BA2 0AQ

A lovely semi detached bungalow situated in a quiet cul de sac within the popular village of Farmborough. The current owner has found a property to buy and is open to discussing a purchase price.

The property is approached via a wooden gate, with a concrete pathway leading to the front door. The front garden is enclosed by attractive hedging and features a neatly maintained lawn.

On entering, you are welcomed into a bright hallway. There are two bedrooms, a modern bathroom and a generous sitting room. The sitting room benefits from a large window overlooking the open countryside, creating a light and spacious feel.

To the rear of the sitting room is a modern kitchen with ample storage and workspace. French doors provide direct access to the rear garden. The accommodation is completed by a useful utility room with cloakroom facilities.

The delightful rear garden offers a number of pleasant seating areas and is mainly laid to lawn, complemented by mature flower beds and fruit trees. A particular highlight is the wonderful open outlook across neighbouring fields and the countryside beyond.

This charming bungalow offers well-presented accommodation, a peaceful cul de sac setting and an attractive garden with far reaching views.

Farmborough is a popular and well established village situated approximately six miles south east of the historic city of Bath. Set within the beautiful Somerset countryside, the village offers a peaceful rural setting while remaining conveniently positioned for access to Bath, Bristol and the surrounding areas.

The village has a strong community feel, with a range of local amenities including a village shop, public house, church, primary school and community facilities. There are also a number of countryside walks and footpaths nearby, providing excellent opportunities to enjoy the surrounding fields and open countryside.

Farmborough is particularly appealing to those looking for a quieter way of life without being too far from the amenities and attractions of Bath. The city provides an extensive range of shopping, dining, cultural and recreational facilities, together with excellent transport links.

For commuters, the village is conveniently located for access to the A4 and A36, providing links towards Bath, Bristol and the wider road network. Bath Spa railway station offers regular services to Bristol, London and other major destinations.

Surrounded by attractive countryside and offering a welcoming village atmosphere, Farmborough provides an appealing balance of rural living and accessibility, making it a desirable location for families, professionals and those looking to enjoy the best of village life close to Bath.

HALLWAY

Double glazed frosted entrance door with matching frosted double glazed window to the side. Coved ceiling, loft access and radiator.

SITTING ROOM 4.98 x 3.36 (16'4" x 11'0")

A large double glazed window overlooking the front aspect allows plenty of natural light to flood into the room. A focal point electric fireplace features a white wooden surround and mantel with a marble hearth. Coved ceiling and radiator.

KITCHEN 5.48 x 2.40 ext 2.81 (17'11" x 7'10" ext 9'2")

Double glazed French doors provide direct access to the rear garden. The kitchen is fitted with a range of wall and base units incorporating cupboards and drawers, complemented by laminate worktops and tiled splashbacks. An inset stainless steel sink is set into the worktop. Integrated appliances include an oven, hob and cooker hood, with space provided for a slimline dishwasher, fridge and freezer. Radiator.

UTILITY / CLLOAKROOM 2.82 x 0.88 (9'3" x 2'10")

Double glazed frosted window. Space and plumbing for a washing machine with a useful shelf above. Fitted with a sink with mixer tap and a WC. Heated towel rail and vinyl flooring.

BEDROOM 3.70 x 3.15 (12'1" x 10'4")

Double glazed window overlooking the front aspect. Radiator.

BEDROOM 2.92 x 2.44 (9'6" x 8'0")

Double glazed window overlooking the rear aspect. Coved ceiling and radiator.

BATHROOM 2.43 x 1.55 (7'11" x 5'1")

Double glazed frosted window. A modern three piece white suite comprising a panelled bath with shower over and AquaPanel backing boards, pedestal wash hand basin and WC. Chrome heated towel rail and vinyl flooring.

FRONT GARDEN

A wooden gate opens onto a concrete pathway leading to the front door. The front garden is enclosed by a wall to one side, hedging to the front and along the opposite boundary, while open views across the surrounding fields can be enjoyed beyond.

REAR GARDEN

To the rear of the property is a generous and beautiful garden, mainly laid to lawn with a paved patio seating area, ideal for alfresco dining and entertaining. Mature flower borders add colour and interest, while a small vegetable patch and established fruit trees provide a lovely sense of character. The open aspect across the neighbouring fields offers a wonderful outlook and a peaceful setting in which to relax and enjoy the garden. The garden is enclosed by a combination of walls and fencing.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset.

Service. All mains services connected.

Mobile phone. EE O2 Three Vodafone. All good outdoor signal.

Broadband Superfast 54mps Source Ofcom.

The property is located within a coal mining reporting area.

We have been made aware of a possible building proposal in the fields close by please ask for details.

