



The Mead, Timsbury, Bath, BA2 0NS

Offers In Region Of £675,000

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The Mead, Timsbury, Bath, BA2 0NS

Tucked away in the far left corner of this exclusive road, you will find out property one of the largest in the road with 2099 square feet of generous light filled accommodation. Built in 1992 by Flower & Hayes, a renowned local builder with a specific honey coloured brick and brown window frames look, sits well within the rural back drop.

The space is quite noticeable in this house, everything just feels bigger and you can't help but enjoy that freedom of space. The layout is well designed with rooms linking up so well. My vendors added a second ensuite as the main bathroom was too big! There are more options too.

Check out the adjoined large garage, we see annexe/home office/gym potential as options over parking inside it. Some neighbours have developed above the double garages too.

Come along and give it a consideration. A wonderful house in a very popular, friendly village.

Quote Reference NF0664 To Arrange To View





Entrance Porch

2.03m x 1.63m (6'7" x 5'4")

Obscure double glazed door and double glazed windows to the front aspect, textured and coved ceiling, radiator and Kardean luxury vinyl tiled flooring.

Hallway

French doors from the porch, textured and coved ceiling, stairs leading to the first floor with an understaffs cupboard with an automatic opening light, the wall lights, thermostat control panel, two radiators, under floor heating with Kardean luxury vinyl tiled flooring.

Cloakroom

2.06m x 1.37m (6'9" x 4'5")

Obscure double glazed window to the front aspect, textured and coved ceiling, partially tiled walls, radiator, under floor heating with Kardean luxury vinyl tiled flooring. There is a two piece suite comprising of a vanity unit with a wash hand basin over and a low level WC.





Living/Dining Room

7.77m max x 7.56m max (25'5" x 24'9")L-shaped

Double glazed window to the front aspect, double glazed sliding doors onto the rear garden, double glazed French doors leading to the garden room and a serving hatch from the kitchen. Coved ceiling, recessed spot lights, three wall mounted lights, there is a focal fireplace of marble surround and hearth with an inset coal effect gas fire, three radiators and a television aerial.

Garden Room/Study

3.96m x 2.62m (12'11" x 8'7")

Double glazed sliding doors to the side aspect with a double glazed window surround, fitted window blinds, power and light, electric radiator and a telephone socket.

Utility Room

2.49m x 2.08m (8'2" x 6'9")

Double glazed window to the side aspect, coved ceiling, recessed spot lights, a range of wall and base units with tiled splash backs, laminate work surfaces, inset composite sink unit with a mix tap over, spaces for a washing machine and tumble dryer, radiator and porcelain tiled flooring.

Lobby

2.3m x 1.46m (7'6" x 4'9")

Opening to the side form the utility room, access door leading to the double garage, coved ceiling, recessed spot lights, a fitted large double cupboard with automatic lighting, wall mounted electric radiator and porcelain tiled flooring.

Landing

Textured and coved ceiling, smoke alarm, radiator, linen cupboard housing the hot water tank and shelving and water pumps. There is a loft hatch with a pull down ladder, boarded and with a light.

Bedroom One

5.94m x 2.96m to wardrobes(19'5" x 9'8")

Double glazed window to the front aspect, coved ceiling, two wall lights with spot lights, a range of fitted eight door wardrobes with matching dressing table and bedside cabinets, radiator and television aerial.

Ensuite

3.46m x 1.7m (11'4" x 5'6")

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is space for a dishwasher(staying) and fridge
freezers. The room also has a radiator,
television aerial and porcelain tiled flooring.



Bedroom Two

3.58m x 2.78m (11'8" x 9'1")

Double glazed window to the rear aspect, textured and coved ceiling, radiator and fitted double wardrobes with sliding doors.

Ensuite

2.56m x 0.99m (8'4" x 3'2")

Obscure double glazed window to the rear aspect, textured and coved ceiling, recessed spot lights, partially tiled walls, chrome towel radiator and vinyl flooring. There is a three piece suite comprising of double shower cubicle with mixer shower, pedestal wash hand basin and a low level WC.

Bedroom Three

3.61m x 3.41m (11'10" x 11'2")



Bedroom Four

2.51m x 2.36m (8'2" x 7'8")

Double glazed window to the front aspect, textured and coved ceiling, radiator and large fixed cupboard that leads back over the stair well.

Bathroom

2.78m x 2.47m (9'1" x 8'1")

Obscure double glazed window to the rear aspect, textured and coved ceiling, recessed spot lights, partially tiled walls, shaving socket, white towel radiator, and vinyl flooring. There is a three piece suite comprising of a bath with a glass shower screen and mixer shower over, pedestal wash hand basin and a low level WC.

Rear Garden



Side Gardens

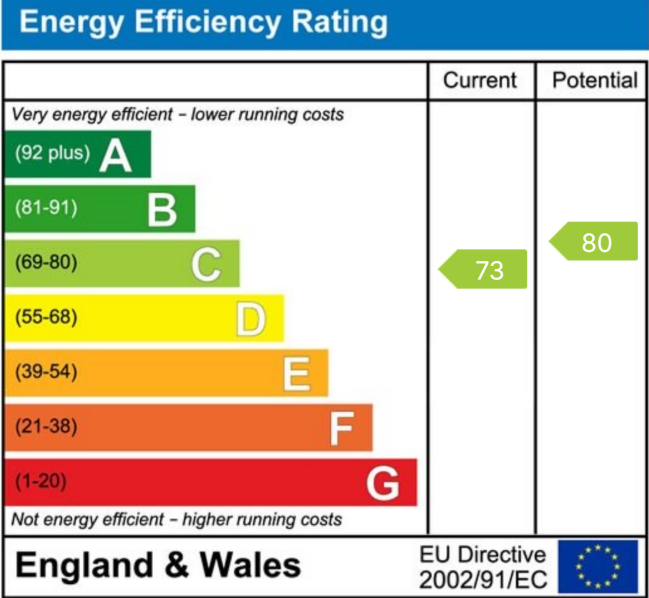
Wooden feather edge fencing, side access gate to the front and rear garden, pressed concrete patio area. There is a step down into the private seating area that offers spectacular views over the rural surrounds. The other area of side garden has raised planting beds for vegetables and fruits. Just beyond is a small lawn area perfect for pets.

Front Garden

Wall borers with two side access gates to the rear garden, planted borders with various rose bushes, outside light.

Driveway

Laid to pressed concrete and can accommodate four cars with space for a fifth.



Agents Notes

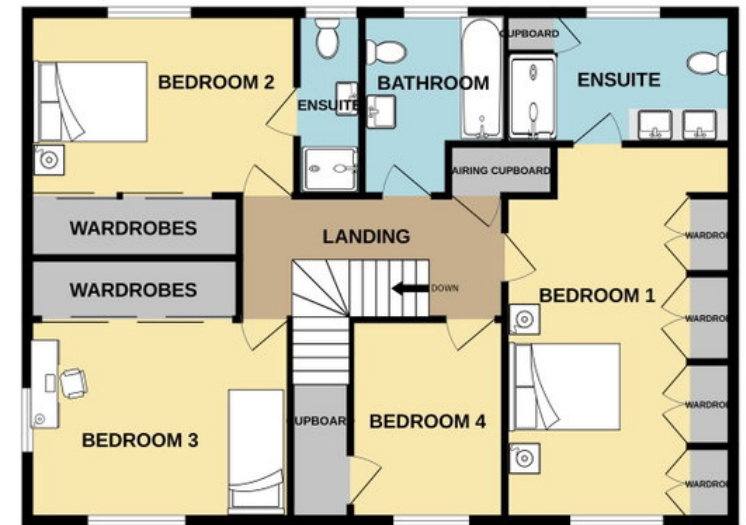
Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = C Council Tax Band – F (£3,346.13 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains water, Mains drainage, Mains Gas. Freehold property. Built 1992

Quote Ref NF0664





TOTAL FLOOR AREA: 2562 sq ft (238.0 sq m) approx