



Tilley Dale, Little Lane, Farmborough, Bath, BA2 0AH

Offers In Region Of £400,000

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Tilley Dale, Little Lane, Farmborough, Bath, BA2 0AH

Tilley Dale, a 1940's built Semi-detached house, situated on a good sized plot with wonderful views overlooking fields and the nearby hills. Owned by the same family for decades, due to its wonderful position and outlook it provides. Now it requires some modernisation to suit taste, yet there is real scope here to extend and even possible add another dwelling subject to any consents needed. Anything here from a simple makeover to larger projects will make buyers speculate on an end result.

We see it as a wonderful family home in a popular village with a highly regarded Primary School, friendly neighbourhood and in close proximity to Bath, Bristol and country village surrounds.

Quote Reference NF0664 To arrange Your Viewing With Us





Front Porch

1.83m x 0.66m (6'0" x 2'1")

Arched opening to the front with tiled flooring.

Hallway

Obscure single glazed door and window to the front aspect, smoke alarm, stairs leading to the first floor with an under stairs cupboard and a radiator.

Living Room

4.07m x 3.64m (13'4" x 11'11")

Double glazed window to the front aspect, opening to the dining room and door to the hallway, picture rail, electric fireplace, radiator and television aerial.





Dining Room

3.7m x 3.62m (12'1" x 11'10")

Double glazed window to the rear aspect, opening to the living room and a door to the hallway, picture rail, thermostat control, fitted shelving and a radiator.

Kitchen

2.88m x 2.2m (9'5" x 7'2")

Obscure double glazed door to the rear aspect, double glazed window to the side aspect, partially tiled walls, a range of wall and base units with laminate work surfaces, stainless steel sink/drain unit with dual taps over, spaced for a cooker and washing machine and vinyl flooring. There is a pantry cupboard measuring 1.18m x 0.92m with an obscure double glazed window to the side, shelving and a vinyl flooring.



Boiler shed

Wooden door into with a wall mounted British Gas boiler, thermostat and shelving.

Landing

Double glazed window to the side aspect and a loft hatch.

Bedroom One

3.66m x 3.64m (12'0" x 11'11")

Double glazed window to the front aspect, picture rail, fitted cupboard and a radiator.



Bedroom Two

3.72m x 3.66m (12'2" x 12'0")

Double glazed window to the rear aspect, twin sets of fitted wardrobes and matching desk unit, one cupboard houses the hot water cylinder, picture railing and a radiator.

Bedroom Three

2.21m x 2.06m (7'3" x 6'9")

Double glazed window to the rear aspect, picture rail, fitted wall cupboard and a radiator.

WC

1.18m x 1.03m (3'10" x 3'4")

Obscure double glazed window to the side aspect, a low level WC and tiled flooring.



Shower Room

2.19m x 1.67m (7'2" x 5'5")

Obscure double glazed window to the rear aspect, partially tiled walls, shaving light/ socket, radiator and vinyl flooring. There is a two piece suite comprising of an easy access shower cubicle with a mixer shower over and a pedestal wash hand basin.

Gardens

The gardens wrap around the property forming a good sized plot, the borders are a combination of wire fence to the front, wall and hedge to the side and open at the rear onto the neighbours driveway. The gardens in the main are laid to lawn with pathways. To open side is a harden standing with a wooden shed, a green house and there is an outside tap and light.

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.
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EPC = C Council Tax Band – D (£2321.32 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains water, Private drainage, Mains Gas. Freehold property dating back to 1950.

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