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Mandys

Tunley, Bath
BA2 0DT

£425,000

- A spacious three/four bedroom semi detached home
- Light and bright lounge and a large feature kitchen/dining room
- Utility, shower room and potential fourth bedroom on the ground floor
- Three good size first floor bedrooms and a family bathroom
- Fully enclosed garden, home office/summerhouse
- Offered for sale with no onward chain

'Located in the ever popular Hamlet of Tunley, just 6 miles South of the City of Bath lies this impressive family home with flexible accommodation and an enclosed garden with home office!'

This mature, three bedroom semi detached home offers versatile living accommodation with options on a fourth bedroom if so desired, or a study or playroom to suit a prospective buyers needs. The accommodation comprises, an entrance porch leading into the hallway with the stairs which rise to the first floor. There is a light and bright lounge which connects to the spacious kitchen/dining room with Quartz work surfaces and breakfast bar plus a selection of integrated appliances and there is a conservatory which provides access to the garden. Also on the ground floor there is a utility area, ground floor shower room and the former garage has now been adapted to create either a fourth bedroom, a playroom or home office. On the first floor the property has three well proportioned bedrooms and a large family bathroom with both a bath and separate shower enclosure. Oil fired CH and double glazing. Offered for sale with no onward chain.

Externally the property has private driveway at the front and a low maintenance garden. At the rear the garden is a fully enclosed and has a level lawn with raised beds and planters to the left hand side and to the right there is a pleasant decked seating area in front of the summerhouse which could also be utilised as a work from home space.

The village of Tunley is a peaceful and desirable spot set on the southern outskirts of the City of Bath which can easily be reached within a 15 minute drive. The village itself has always proven popular and has a fantastic village pub/restaurant and easy access to public footpaths and countryside walks. The neighbouring villages such as Timsbury offer a wider range of amenities and can be accessed in a matter of minutes drive.

Tenure: Freehold **Council Tax Band:** D

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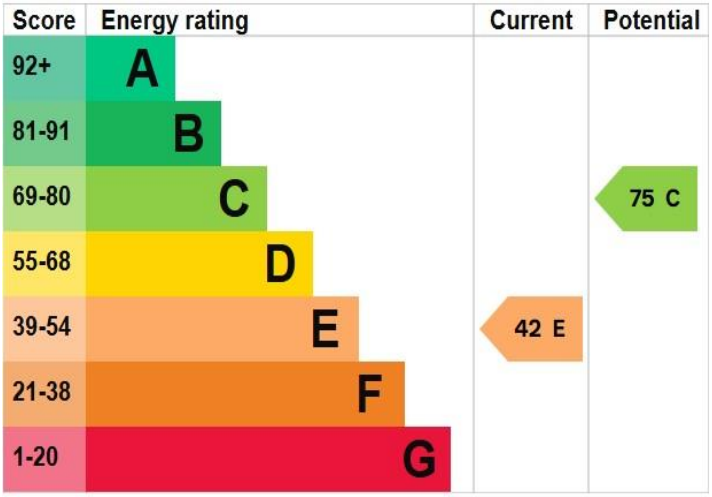

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.