



- A smart corner plot bungalow situated on a most sought after development
- Roomy lounge dining room with patio doors opening onto the rear garden
- Light and airy fitted kitchen with door opening onto rear garden and pleasant dual aspect
- Two bedrooms and professionally fitted wet room, mains gas central heating and upvc double glazing
- Level, sunny and private west facing garden and garage adjacent to rear



"A corner plot bungalow situated in a much sought after residential location."

Offered for sale with no onward chain this smart two-bedroom property enjoys a sunny and private aspect with a low maintenance and level west facing garden. The accommodation comprises entrance hallway which provides access to all rooms. The lounge runs from front to back and has patio doors opening directly onto the garden. There is a light and airy kitchen with a good range of fitted units, dual aspect windows and door opening onto the rear garden. Two bedrooms and a professionally fitted wet room complete the internals. Mains gas central heating and upvc double glazing. Outside to front and side is a sweeping lawn garden stocked with mature shrubs. To the rear is a fully enclosed garden which enjoys a really sunny aspect, mainly laid to paving with shrub and flower borders. Gated access leads to the property's garage which is in a block adjacent which is visible.

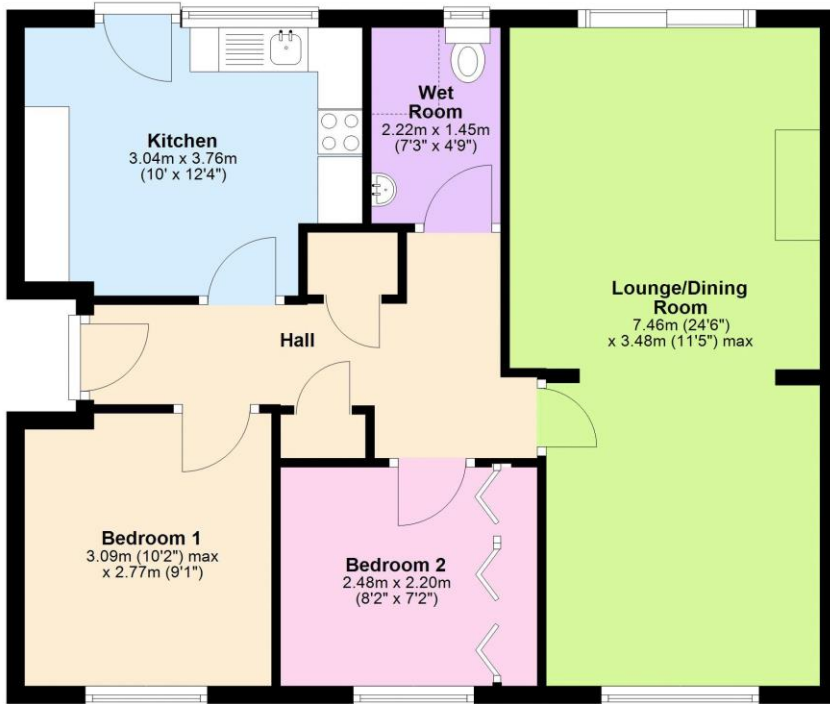
The village of Timsbury is approximately 7.5 miles from Bath city centre and 12.5 miles from Bristol city centre. There is a doctors surgery within view of the property and village shops are a five minute level walk. The village is also served by a regular bus service.

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



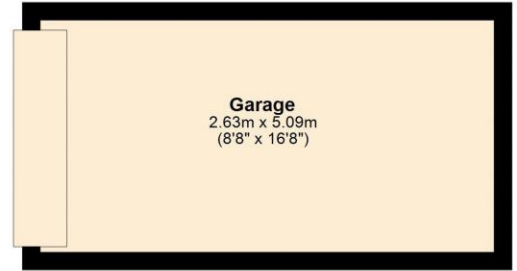
Ground Floor

Approx. 65.5 sq. metres (704.5 sq. feet)



Outbuilding

Approx. 13.4 sq. metres (144.1 sq. feet)



Total area: approx. 78.8 sq. metres (848.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

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69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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