



Elder Cottage Rectory Lane, Bath, BA2 0LB

£510,000

The village of Timsbury is just 8 miles from Bath and has a range of amenities, Co-op, pub, fish and chip shop, village hall, parks, sport clubs and much more.

Elder Cottage is a beautiful character cottage, presented to a good standard located in the heart of Timsbury, close to local shops and amenities, transport links. The property has been extended offering a generously sized master bedroom and sitting room, benefits from a conservatory opening onto the rear garden, a low maintenance well stocked rear garden, gravel driveway to the front and an area for a couple of vehicles at the rear. gas fired central heating.

Double glazing.
tastefully decorated.

Entrance via wooden front door into

Open Plan Hallway



Tiled flooring, opening to Kitchen, opening to Sitting Room, stairs rising to first floor landing, storage cupboard with hanging rail and shelving, inset spots, exposed wooden beams, contemporary radiator, door to

Downstairs W/C

5'2" x 5'7" (1.60 x 1.72)



Obscured double glazed window to front aspect, tiled flooring, suite comprising low level w/c, wash hand basin with chrome mixer taps, small single radiator, Worcester gas combination boiler.

Sitting Room

11'11" x 10'1" (3.65 x 3.08)



Dual aspect double glazed windows to front and rear

aspects, double doors to Conservatory, wood effect flooring, 2 double radiators, inset spots, feature fire with granite hearth and stone surround with wooden mantel over.

Kitchen/Dining Room

12'10" x 12'5" (3.92 x 3.80)



Double glazed window to rear aspect enjoying pleasant views across the garden, double doors to Conservatory, tiled flooring, wall mounted contemporary radiator, a range of wall and floor units with work surface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, 4 ring Neff gas hob with stainless steel splash back with Neff light and fan over, built in Neff oven and grill, under unit lighting, space for fridge freezer, full sized dishwasher, obscured multi glazed door to

Utility Room

7'3" x 6'5" (2.23 x 1.98)



A range of wall and floor units with work surface over, stainless steel sink drainer unit with mixer taps over, space and plumbing for white goods including washing machine, tumble drier and fridge, space for small freezer, inset spots.

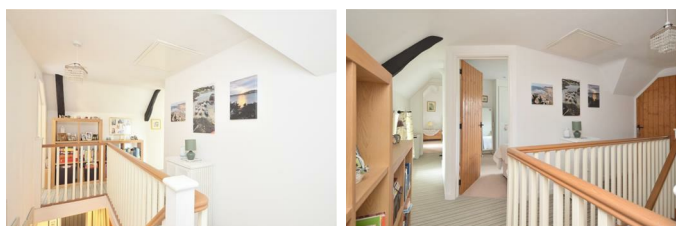
Conservatory

10'9" x 9'6" (3.30 x 2.90)



Glazed roof, uPVC double glazed French doors to garden, uPVC double glazed windows to rear aspect, 2 electric radiators, Karndean flooring, exposed stone wall.

First Floor Landing



Access to loft space (boarded and insulated) via a pull down ladder, storage cupboard with wooden shelving, exposed wooden beams, small double glazed window to front aspect, doors to

Master Bedroom

12'10" x 12'6" (3.93 x 3.83)



Double glazed window to rear aspect, radiator, wall light, vaulted ceiling, a range of fitted wardrobes with hanging rail and shelving, door to

En Suite Shower Room



Suite comprising low level w/c, wash hand basin with mixer tap over and storage cupboard beneath, fully tiled shower cubicle with sliding glazed door and mains rainfall shower with separate shower attachment over, tiled flooring, inset spots, extractor, shaver point, chrome heated towel rail.

Bedroom Two

11'10" x 9'1" (3.61 x 2.77)



Dual aspect double glazed windows to both front and rear aspects, single radiator, exposed wooden beams, wall light.

Bedroom Three

9'11" x 10'6" (3.03 x 3.21)



Double glazed window to rear aspect, single radiator, exposed wooden beams, fitted cupboard, inset spots.

Family Bathroom

6'10" x 5'10" (2.10 x 1.79)



Obscured double glazed window to front aspect, suite comprising low level w/c, wash hand basin with mixer taps over and storage drawer beneath, panelled bath with hinged glazed shower screen and mains shower over, large chrome heated towel rail, inset spots, extractor, tiled flooring.

Outside



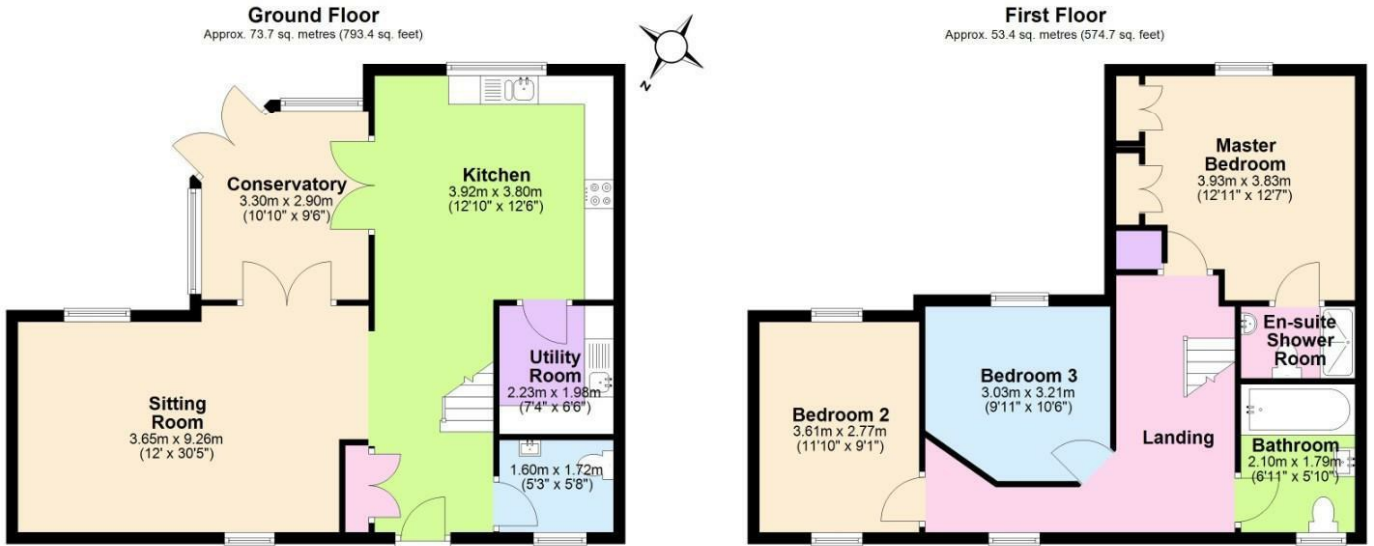
The front of the property has a gravel driveway providing off street parking for 1 vehicle, a slabbed pathway leads to the front door, there is a bins storage area with a couple of wall lights. Access to the rear

garden is via a pedestrian gate. The low maintenance rear garden has areas of gravel with well stocked borders, there is a good sized patio area ideal for al fresco dining offering a good degree of privacy. There is a resin pathway with a central rockery containing alpine perennials and shrubs. There is a further raised border containing shrubs, perennials and bulbs. A wooden gate at the rear of the property gives access to additional parking for 2 vehicles. A wooden shed is also included in the sale. The rear garden is enclosed by wooden featheredge fencing.

Directions

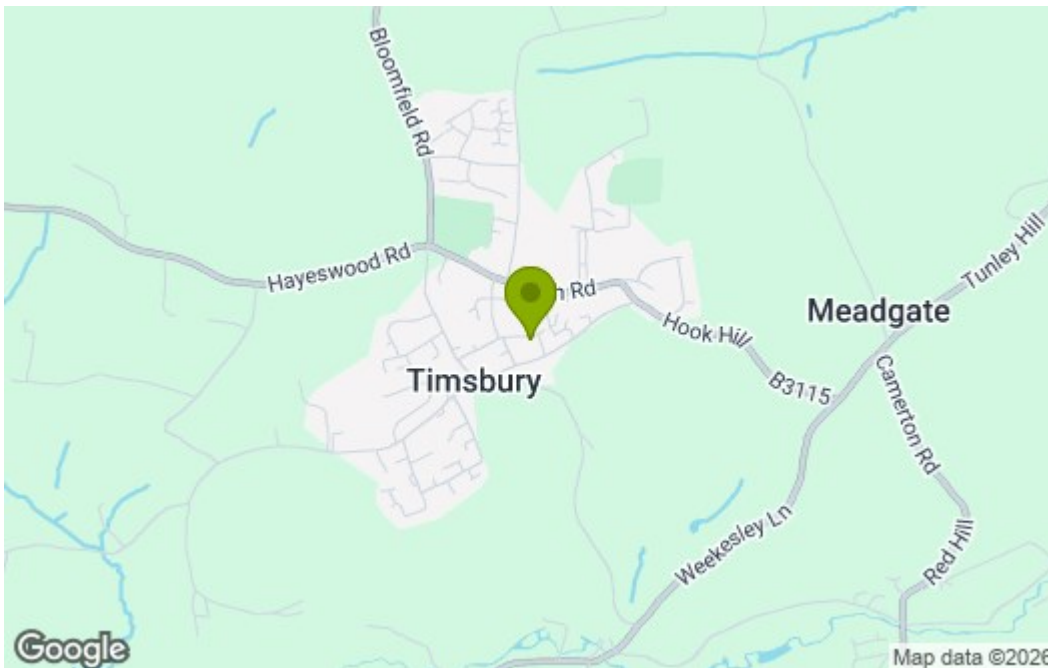
Sat Nav BA2 oLB

Floor Plan



Total area: approx. 127.1 sq. metres (1368.1 sq. feet)
Elder Cottage, Timsbury

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		71	77
		EU Directive 2002/91/EC	

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