



DAVIES & WAY

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The Old Shop The Mead, Farmborough, Bath, BA2 0AF



£400,000

A modern detached three bedroom home nicely located within the village and benefits from an enclosed rear garden and parking to the front with an EV charger.

- Delightful village location
- parking for two cars
- Electric charging point
- Enclosed rear garden
- Family bathroom and an ensuite
- Selection of built in kitchen appliances
- Family kitchen diner
- Ground floor under floor heating
- No onward sales chain
- Detached house

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## The Old Shop The Mead, Farmborough, Bath, BA2 0AF

Located in the charming village of Farmborough, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master bedroom with an ensuite shower room, this property is ideal for families or those seeking extra space. The heart of the home is a spacious family kitchen diner, perfect for entertaining or enjoying family meals together. The ground floor further benefits from under floor heating, a cloakroom and excellent cupboard space in the hallway.

The property boasts a welcoming reception room, providing a cosy space to relax and unwind with French doors leading out to the garden. The low-maintenance rear garden is enclosed, offering a private outdoor retreat or a safe play area for children.

Parking is a breeze with space for two vehicles, complemented by off-street parking that includes an electric vehicle charging point, catering to modern needs.

Situated in the heart of the village, this home is well-positioned for easy access to both Bristol and Bath, making it an excellent choice for commuters or those who enjoy the amenities of these vibrant cities.

This property presents a wonderful opportunity to embrace village life and it is only a short walk to The Butchers Arms, while enjoying the comforts of a modern home. Don't miss the chance to make this charming residence your own.

### ENTRANCE HALL

Entry via modern uPVC door. Coats cupboard. Heating controller. Laminate flooring. Staircase to first floor.

### CLOAKROOM 1.74 x 0.98 (5'8" x 3'2")

Double glazed frosted window. Pedestal basin and toilet. Laminate flooring.

### SITTING ROOM 5.21 x 3.37 (17'1" x 11'0")

Double glazed window with a side aspect and double glazed French doors lead out to the garden. Laminate flooring. Under stairs cupboard. Television and phone point.

### KITCHEN DINER 6.00 x 3.40 narrows to 3.03 (19'8" x 11'1" narrows to 9'11")

There is a range of wall and base units comprising cupboards and drawers, offering ample storage with black laminate work tops and an inset one and half sink with a mixer tap. Behind the work tops are tiled splashbacks. There is a selection of built in appliances including a five burner gas hob. Two electric under worktop ovens, cooker hood, dishwasher and a fridge freezer. Under floor heating and ceiling spotlights. Double glazed window to front aspect and double glazed French doors lead to the garden. Plenty of space provided for a dining table; great for a family meal or entertaining.

### LANDING

Double glazed side window. Cupboard with a Worcester boiler and pressurised tank. Loft access.

### BEDROOM 3.42 x 3.01 (11'2" x 9'10")

Double window with a front aspect. Radiator.

### ENSUITE 1.98 x 1.16 (6'5" x 3'9")

Shower cubicle with a thermostatic shower and a glass shower door. Pedestal wash hand basin with a tiled splash back and matching tiles in the shower and a toilet. Heated towel rail. Roof light window.

### BEDROOM 4.54 x 3.35 (14'10" x 10'11")

Double glazed window with a rear aspect. Radiator.

### BEDROOM 3.05 x 2.45 (10'0" x 8'0")

Double glazed window with a rear aspect. Radiator.

### OUTSIDE

#### FRONT

Parking is available for two cars on a block driveway and there is an EV charging point. Gate to the side of the property provides access to the garden. Canopied storm porch.

#### REAR GARDEN

Enclosed rear garden. Patio area outside the kitchen and sitting room. Lawned area. Walls to sides and fencing to the rear. Pathway leads to the side access gate. Storage shed.

### TENURE

Freehold

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](https://www.cti.voa.gov.uk) the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. All mains services connected Broadband. Ultrafast 1000mps. Source Ofcom Mobile phone. EE O2 Three Vodafone. All good outside signal. Source Ofcom.

The property is located in a mining reporting area

