

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 84.9 m² ... 914 ft² (excluding outbuilding)
All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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26 Lansdown View, Timsbury, Bath, BA2 0JP



£325,000

A charming period property located in a highly sought-after village, featuring a garage and a delightful garden. Ideally positioned close to local amenities and the school, yet with the countryside just steps away, this home perfectly combines village convenience with rural tranquillity.

- Great central location to the village
- Packed full of charm and character
- Modern very well presented kitchen
- Bathroom with bath and separate shower
- Garage with further parking
- Delightful garden with lovely open views
- Pretty wood floors in the reception rooms
- Wood burning stove



26 Lansdown View, Timsbury, Bath, BA2 0JP

A delightful stone fronted home in the sought after village of Timsbury. The living accommodation comprises an entrance hallway which leads to an open plan style lounge dinner with wood floors clever under stairs storage and a wood burner. This leads into a modern kitchen with excellent storage and worktop space and a side door leads to a lobby. The upstairs offers two bedroom the main bedroom benefiting from built in wardrobes and a high quality bathroom with a separate bath and shower.

Outside to the rear of the property is a garage with further parking in front and beyond this is a wonderful long garden with open aspect views.

The village of Timsbury lies approximately five miles south of the Georgian city of Bath, which offers a wide range of educational and cultural amenities. Timsbury itself provides a good selection of local facilities including a pharmacist, St Mary's primary school with an OFSTED rating of outstanding, church, doctor's surgery, tea room, and public house, two hairdressers, fish and chip shop along with a bus service to Bristol and Bath. Road access to the major cities of Bristol and Bath is excellent, with Keynsham and Midsomer Norton also close by.

The home enjoys the unusual advantage of a distinctly rural feel with some lovely views over the countryside, while being conveniently located within a short walk of the village primary school and a good selection of local facilities including the Co-op store and Spar shop. Access to Bristol Airport is just 30 minutes away.

ENTRANCE HALLWAY

Entry via a uPVC front door with a double glazed transom above. Practical matting flooring on entry leads to wood floor boards. dado rail. Staircase leads to the first floor. Electric consumer box. Traditional wood door leads to the lounge dining area.

SITTING ROOM / DINER

SITTING ROOM 3.30 x 3.26 (10'9" x 10'8")

Two double glazed windows to the front allow plenty of natural light flood in. Coved ceiling. Wood floorboards. Wood burner with a stone hearth and wood mantle.

DINING AREA 3.63 x 3.69 to cupboards (11'10" x 12'1" to cupboards)

Double glazed window with a rear aspect. Wood floors continue from the sitting room. Feature fireplace with a stone hearth. Radiator. Clever built in storage under the staircase.

KITCHEN 4.73 x 2.30 (15'6" x 7'6")

A very well presented and designed kitchen with a range of dark blue wall and base units comprising cupboards and drawers with a laminate work top offering plenty of working space. Double glazed window to rear and side aspects. White sink and drainer with a chrome finish mixer tap. Neutral colour tiled floor. There is a range of built in appliances including a Bosch double oven, induction hob with a glass splashback, dishwasher and a cooker hood. Space for a American fridge freezer and a washing machine. Ceiling spot lights. A double glazed door leads to a rear lobby.

REAR LOBBY 1.65 x 1.15 (5'4" x 3'9")

Double glazed roof. Double glazed door and a full height double glazed window with a cat flap. Vinyl flooring.

FIRST FLOOR

LANDING

Loft access. Built in storage cupboard. Dado rail.

BEDROOM 3.22 x 3.69 to wardrobes (10'6" x 12'1" to wardrobes)

Two double glazed window with a front aspect. Ceiling spot lights. Full wall of cream fronted wardrobes.

BEDROOM 3.86 x 2.78 (12'7" x 9'1")

Double glazed window with a rear aspect and lovely views. Air conditioning unit.

BATHROOM

A lovely touch of luxury. Double glazed frosted window. panel bath with a mixer tap and a separate glass panel shower cubicle with a white shower tray and thermostatic shower.. Vanity sink with mixer taps. Heated towel rail. Part tiled walls. Extractor fan. Radiator.

OUTSIDE

FRONT GARDEN

Stone dwarf wall with a metal gate gives access to a pretty mosaic pathway. Flower border and an easy maintenance stone chipped area.

GARAGE

Up and over door and a personal door to the rear with further parking in front of the garage

REAR GARDEN

A wonderful 140ft rear garden is on offer which has been zoned into different areas including two seating areas ideal for relaxing or outside dining. A substantial lawned area and to the rear of the garden is a vegetable patch. To the back is an open aspect offering beautiful views.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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. mains electric, water and sewerage
Mobile phone Vodafone, O2 Three all good outdoor signal. EE variable Source Ofcom
Broadband. Superfast 59mpps Source Ofcom
There is a recent agreed planning application for three house to the land to the rear of the garden and one to the side of number 28 for more details see Bath and North East Somerset planning site for more information planning number 26/00665/PIP

