

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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25 Southlands Drive, Timsbury, Bath, BA2 0HB



£375,000

A very well presented semi detached bungalow set on a sought after road within the popular village of Timsbury with a delightful enclosed rear garden.

- Entrance Porch
- Living Room
- 'L' Shaped Kitchen/Dining Room
- Double Glazed Conservatory
- 2 Bedrooms (1 On The Ground Floor)
- Shower Room
- En Suite Cloakroom With Wc To Main Bedroom
- Delightful Well Kept Enclosed Rear Garden
- Driveway Providing Off Street Parking



25 Southlands Drive, Timsbury, Bath, BA2 0HB

This beautifully kept semi detached bungalow was built in the 1970's and set in a well regarded cul de sac in the village of Timsbury. The property has been the subject of considerable expenditure during the current ownership and provides generous living accommodation with well proportioned rooms. A long standing loft conversion provides a good size double bedroom on the first floor with an ensuite cloakroom.

The main accommodation downstairs comprises a living room, large 'L' shaped kitchen/dining room, furnished with an excellent range of wall and floor units, leading on to a double glazed conservatory. In addition, there is a bedroom and a shower room on the ground floor.

Outside there is a low maintenance front garden with off street parking and a delightful landscaped and enclosed rear garden.

Timsbury is a popular country village which lies some 5 miles south of the Georgian City of Bath with its range of educational and cultural facilities. The village offers a range of local amenities and the village centre is easily accessible via a footpath leading from Southlands Drive. There is a regular bus service through the village and for those wishing to commute to the major cities of Bristol and Bath access by road is good and the towns of Keynsham and Midsomer Norton are close by.

in fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH

Double glazed entrance door and side panel with leaded glazing. Panelled inner door to

LIVING ROOM 4.86m x 3.37m (15'11" x 11'0")

Double glazed window to front aspect. Coved ceiling, dado rail, radiator. Glazed double doors to

'L' SHAPED KITCHEN/DINING ROOM 4.65m x 6.0m reducing to 2.47m (15'3" x 19'8" reducing to 8'1")

A superb feature of the property, the kitchen area is furnished with an excellent range of wall and floor units with drawer and cupboard storage space, rolled edged worksurfaces and up-stands and a one and a quarter bowl sink unit with mixer tap. Integrated Bosch dishwasher, built in induction hob with canopied extractor above and Neff hide and slide eye level oven. Vertical radiator, space for fridge/freezer. Double glazed window overlooking the rear garden. Radiator. From the dining area a staircase provides access to the first floor.

DOUBLE GLAZED CONSERVATORY 2.58m x 2.31m (8'5" x 7'6")

uPVC framed construction with a glazed roof, door to outside and windows overlooking the rear garden.

INNER HALLWAY

Shelved cupboard, radiator.

BEDROOM 3.24m x 2.55m (10'7" x 8'4")

Double glazed window to side aspect. Radiator.

SHOWER ROOM

Double obscure glazed window to side aspect. Heated towel rail. Well appointed beautiful white suite with chrome finished fittings comprising low level wc, wash hand basin with mixer tap and cupboard beneath and fully tiled shower enclosure with thermostatic shower.

FIRST FLOOR

LANDING

Double glazed velux window, built in cupboard.

BEDROOM 4.95m x 4.71m (16'2" x 15'5")

The bedroom has characterful sloping roof lines, double glazed velux windows with fitted blinds to front and rear. Radiator. Under eaves loft access.

EN SUITE CLOAKROOM WITH WC (INCLUDED IN MEASUREMENTS)

Double glazed velux window to rear aspect. Under eaves cupboard.

White suite with chrome finished fittings comprising wc and pedestal wash hand basin with tiled splashback. Heated towel rail, cupboard with Worcester gas fired combination boiler.

OUTSIDE

To the FRONT of the property there is a dwarf stone boundary wall to Southlands Drive with a front garden laid to cerney gravel for ease of maintenance with cultivated flower and shrub borders.

A block paved driveway provides off street parking and leads to a further area of hard standing situated at the side of the bungalow. There is a gated access leading to the

REAR GARDEN 9.5m x 9.5m (31'2" x 31'2")

This is a delightful well kept garden comprising a paved patio terrace to the rear and side of the bungalow with a timber garden shed and outside power and water. Beyond the terrace are shallow steps formed with timber sleepers leading to a lawned garden with well stocked flower and shrub borders. The garden is entirely enclosed.

TENURE

The property is Freehold.

COUNCIL TAX BAND

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.

AGENTS NOTE

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband <https://checker.ofcom.org.uk/>
Check flood Risk <https://www.gov.uk/request-flooding-history>
Coal Mining and Conservation Areas <https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>
Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)
<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

