

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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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21 Somerset Folly, Timsbury, Bath, BA2 0HD



Price Guide £425,000

A very well presented semi detached bungalow in an enviable village location set in a good sized mature garden with abundant parking.

- Very well positioned on the village edge close to open countryside
- Well presented versatile accommodation
- 'L' Shaped entrance hall
- 24ft Open plan living & dining room
- Live-in family kitchen
- 3 Bedrooms
- Luxury bathroom with bath & separate shower
- Mature south west facing rear garden
- Abundant driveway parking
- Further tandem driveway & garage



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21 Somerset Folly, Timsbury, Bath, BA2 0HD

This well situated semi detached bungalow dates from the 1970's and has been sensitively modernised and reconfigured to provide excellent accommodation, equally suited to families as well as downsizers.

The property is approached through a recessed open storm porch to an 'L' shaped hallway. At the front lies a live-in family kitchen with a dual aspect, furnished with an excellent range of burgundy gloss units with ample space for a dining table and sofa. At the rear of the property is a 24ft combined living and dining space with two pairs of French doors opening onto the rear terrace and garden. There are three well proportioned bedrooms and a luxury bathroom with a four piece suite including a bath and separate wet shower area. On the outside despite its Somerset Folly address the main driveway is approached from The Avenue and offers ample off street parking together with a lawned garden.

The rear garden is a lovely feature, it is south westerly facing with an extensive paved patio terrace and lawn. There is a single garage and further tandem driveway approached from Somerset Folly with pedestrian access to the rear garden.

Timsbury is a popular country village which lies some 5 miles south of the Georgian City of Bath which has a renowned range of educational, cultural and shopping facilities. The village itself offers a range of local amenities including a hairdressers, chemist, convenience store, primary school, church, doctors surgery, public house and community hall. 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, while the Towns of Keynsham and Midsomer Norton are close by.

The accommodation comprises (measurements approximate):

RECESSED PORCH

Double glazed entrance door to

'L' SHAPED HALLWAY

Ceiling mounted downlighters, radiator, access to roof space. Cupboard with storage space and wall mounted gas fired combination boiler.

OPEN PLAN LIVE IN FAMILY KITCHEN 6.25m x 3.76m widening to 4.11m (20'6" x 12'4" widening to 13'6")

Enjoying a dual aspect with double glazed windows to the front and side aspects. The kitchen area has a tiled floor and is furnished with a range of high gloss burgundy wall and floor units providing drawer and cupboard storage space with contrasting Corian worksurfaces and upstands. Inset sink with pillar tap, pull out larder unit, slot for cooker with extractor above, integrated slimline dishwasher and washing machine. Breakfast bar, radiator. Walk in cloaks cupboard. There is ample space for a dining table and sofa.

LIVING/DINING ROOM 7.27m x 3.56m reducing to 3.04m (23'10" x 11'8" reducing to 9'11")

To the rear of the property with two sets of double glazed French doors opening onto the patio terrace and the garden. Double glazed window to side aspect, two radiators.

BEDROOM ONE 3.58m to max x 3.16m (11'8" to max x 10'4")

Double glazed window to front aspect, radiator, built in wardrobes (included in measurements).

BEDROOM TWO 2.91m x 2.70m (9'6" x 8'10")

Double glazed window to rear aspect, radiator, built in wardrobe (included in measurements).

BEDROOM THREE 3.0m x 2.21m (9'10" x 7'3")

Double glazed window to rear aspect, radiator, built in wardrobe (with power) (included in measurements).

BATHROOM 3.19m x 1.68m (10'5" x 5'6")

Double obscure glazed window to front aspect, tiled floor and extensively tiled walls. Heated towel rail. Luxury suite in white with chrome finished fittings comprising free standing bath with mixer tap incorporating shower attachment, WC and circular wash basin with mixer tap set on vanity unit with drawer storage beneath. "Wet" shower area with floor drain and multi jet thermostatic shower. Ceiling mounted downlighters, illuminated mirror.

OUTSIDE

FRONT

To the front, the bungalow is approached from The Avenue with an extensive gravelled driveway providing off street parking for a number of vehicles with ample space for a boat, caravan etc. The garden area is laid to lawn with trees and shrubs. There is a gated access to the side of the property.

REAR GARDEN 15m x 10m plus 6m x 3.5m (49'2" x 32'9" plus 19'8" x 11'5")

The garden is an attractive feature of the property with a lovely south westerly facing aspect and comprises an extensive paved terrace with outside light and tap as well as a good size lawn with a central apple tree with a treehouse and gravelled beds. A timber Wendy house is included in the sale. Beyond the driveway is a gated access leading to Somerset Folly and there is a further double length driveway leading to a

GARAGE 5.23m x 2.58m (17'1" x 8'5")

Up and over entrance door, power and light connected.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, 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 & North East Somerset.

Services: All services connected.

Broadband: Superfast 80 Mbps. Source Ofcom.

Mobile Phone: O2 & Vodaphone good, Three & EE variable. Source Ofcom.

The property is within a coal mining reporting area.

