

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

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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4 The Mead, Timsbury, Bath, BA2 0NS



£730,000

This very attractive, substantial four bedroom detached residence is tucked discreetly at the end of a cul-de-sac and boasts wraparound gardens along with ample off road parking and is well located for St Mary's Primary School.

- Detached spacious family home
- End of cul-de-sac location
- Four good size bedrooms and two ensembles
- Spacious L shaped lounge diner
- Rear extra reception room
- Generous size hallway
- Double garage with further off street parking for four vehicles
- Wrap around landscaped gardens
- Utility room with large pantry style cupboard
- Well located for St Mary's C of E Primary School

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## 4 The Mead, Timsbury, Bath, BA2 0NS

The property is a well designed and spacious four bedroom detached home in excellent decorative order, forming part of a small and exclusive development and pleasantly positioned at the end of a quiet cul-de-sac.

The accommodation begins with an entrance lobby which leads into a generous central hallway, from which the majority of the ground floor rooms flow. To the right is a substantial L-shaped lounge/dining room, with a further reception room to the rear that would make an ideal office, playroom, or garden room. To the left of the hallway is a well-presented kitchen, along with a utility room featuring a generous pantry style cupboard. The ground floor accommodation is completed by a cloakroom.

The first floor offers four well proportioned bedrooms, all of which benefit from built-in storage. Two of the bedrooms enjoy en-suite facilities and are complemented by a further family bathroom.

Externally, the property benefits from a low maintenance driveway leading to a generous double garage. The gardens are well landscaped and wrap around the property, they enjoy open views across the adjacent sports field towards Farnborough Common.

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 property enjoys the unusual advantage of a distinctly rural feel with some lovely views over he 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.

### GROUND FLOOR

#### ENTRANCE LOBBY 2.02 x 1.37 (6'7" x 4'5")

Entry is through a modern front door with an attractive half-moon frosted glazed panel, with a double glazed side window allowing natural light to fill the space. Kardean wood effect flooring. A coved ceiling adds a touch of character and glazed panel doors lead through to the main hallway.

#### HALLWAY 3.65 x 3.53 ext 4.63 (11'11" x 11'6" ext 15'2")

Kardean wood effect flooring with the benefit of underfloor heating. Two radiators. Wall mounted heating controls. A staircase rises to the first floor with a useful under stairs storage cupboard.

#### LOUNGE AREA & DINING AREA 7.77 x 3.58 & 3.98 x 3.68 (25'5" x 11'8" & 13'0" x 12'0")

Accessed from the hallway via double glazed panel doors, this is a particularly light and welcoming room featuring a double glazed window to the front and double glazed patio doors to the rear. The room is centred around a gas fireplace with an attractive white marble surround, mantle, and hearth. Further features include a coved ceiling, three radiators and wall lighting.

The dining area can also be accessed independently from the hallway via a glazed panel door and offers ample space for a dining table, along with the benefit of a serving hatch. From here, a further glazed panel door leads through to the office/garden room.

#### OFFICE / GARDEN ROOM 3.50 x 2.62 (11'5" x 8'7")

A delightful and versatile room positioned at the rear of the property, beautifully overlooking the landscaped garden through triple glazed windows to both the side and rear. Flooded with natural light, the space is enhanced by a striking vaulted ceiling that adds character and a sense of openness. Double glazed patio doors open directly onto a patio and garden area, creating a seamless connection between indoor and outdoor living. Heated by a radiator, this charming room offers the perfect setting for a home office, a peaceful reading nook, or a tranquil garden retreat.

#### KITCHEN 5.56 x 3.58 (18'2" x 11'8")

A bright and spacious kitchen with a double glazed window to the rear and a double glazed patio door to the side, both providing delightful views of the wrap around garden and direct access to the outdoor space and second patio. The kitchen is fitted with a comprehensive range of wood fronted wall and base units, offering ample storage through cupboards and deep drawers, all topped with elegant quartz work surfaces and complemented by a stylish tiled splashback. A central island provides additional storage with further deep drawers and extra workspace, ideal for meal preparation or casual dining.

The kitchen features a double inset stainless steel sink with a modern mixer tap, tiled flooring with underfloor heating as well as a radiator and a coved ceiling for a refined finish. A serving hatch connects seamlessly to the dining area, enhancing the flow for entertaining. There is a modern Bosch dishwasher and space for a American style fridge freezer. Built-in appliances include an AEG double oven with a warming drawer below and an electric hob, while the layout allows room for a breakfast table, creating a practical yet inviting hub for family life.

#### UTILITY AND SIDE LOBBY 2.49 x 2.08 & 3.33 into cupboard x 1.47 (8'2" x 6'9" & 10'11" into cupboard x 4'9")

A practical and well appointed utility room featuring a double glazed window that offers natural light. The room is fitted with cream wall and base units, complemented by laminate worktops and a tiled splashback for a clean, functional finish. An inset sink with a chrome mixer tap provides convenience for household tasks, while tiled flooring ensures durability and easy maintenance.

There is space for a washing machine and tumble dryer, with a radiator providing additional warmth. Double doors open into a pantry style cupboard, ideal for additional storage. A matting area is placed in front of a door leading to the outside, and a further door provides direct access to the garage, creating a practical and versatile utility space.

#### CLOAKROOM 1.37 x 2.06 (4'5" x 6'9")

Double glazed frosted window providing natural light and privacy. Low level WC, radiator and vanity wash hand basin. Kardean flooring, part tiled walls and a coved ceiling.

### FIRST FLOOR

#### LANDING

Large walk-in airing cupboard. Radiator. Loft access to a fully boarded and insulated loft

#### MASTER BEDROOM 5.94 x 3.58 to back of wardrobes (19'5" x 11'8" to back of wardrobes)

An impressive sized room with double glazed windows to the front aspect. Generous built in wardrobes, a dedicated dressing table area, coved ceiling with spotlights and wall mounted lighting.

#### ENSUITE 3.46 x 1.70 (11'4" x 5'6")

Double glazed window. Double vanity wash basins with mixer taps and integrated rechargeable toothbrush stands with two mirrors above which have light surrounds with on off controls. Shower enclosure with glass sliding door, thermostatic control, rainfall shower and additional handheld shower. WC, shaver point, heated towel rail, ceiling spotlights, built in cupboard with shelving a radiator and fully tiled walls.

#### BEDROOM 2 2.78 to wardrobe x 3.59 (9'1" to wardrobe x 11'9")

Double glazed window with a rear aspect. Spacious built in wardrobes providing shelf and hanging solutions. Coved ceiling and radiator.

#### ENSUITE 2.56 x 0.99 (8'4" x 3'2")

Double glazed frosted window. Shower enclosure with glass sliding door and thermostatic shower. Pedestal wash hand basin with tiled splashback, low level WC, heated towel rail, vinyl flooring and ceiling spotlights.

#### BEDROOM 3 3.60 x 3.39 (11'9" x 11'1")

Dual aspect double glazed windows. Coved ceiling. Spacious built in wardrobes with sliding doors, offering a combination of hanging space and shelving.

#### BEDROOM 4 2.51 x 2.37 (8'2" x 7'9")

Double glazed window. Radiator. Coved ceiling. Spacious built in cupboard 1.32m x 1.08m

#### FAMILY BATHROOM 2.78 narrows to 1.90 x 2.47 narrows to 1.20 (9'1" narrows to 6'2" x 8'1" narrows to 3'11")

Double glazed frosted window. Panel bath with thermostatic shower over and chrome taps. Wash hand basin with chrome taps and tiled splashback, low level WC, heated towel rail, mirror with a light surround which comes on in the dark part tiled walls and vinyl flooring.

#### GARAGE 6.07 x 5.29 ext 7.01 (19'10" x 17'4" ext 22'11")

Electric up and over door and personal door providing access to the garden. Electric consumer box and Baxi boiler. Fully boarded large storage loft which can be accessed via a loft ladder.

### OUTSIDE

The front of the property is approached via a low maintenance Avon Cobblestone driveway leading to the garage and front door, with flower beds adding a touch of colour. Side access leads to the wrap around garden, featuring a split level seating area enclosed by fencing. At the rear, there is a well maintained lawn with flower bed borders and a patio area, perfect for alfresco dining. The garden is fully enclosed with outside power points, good outside lighting, tap, water butt and offers attractive views.

### TENURE

Freehold

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is F. 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 services connected

Broadband. Superfast 52mps Source Ofcom

Mobile phone. EE & Three variable outdoor signal. O2 & Vodafone good outdoor signal. Source Ofcom

Property is located with in a coal mining reporting area

