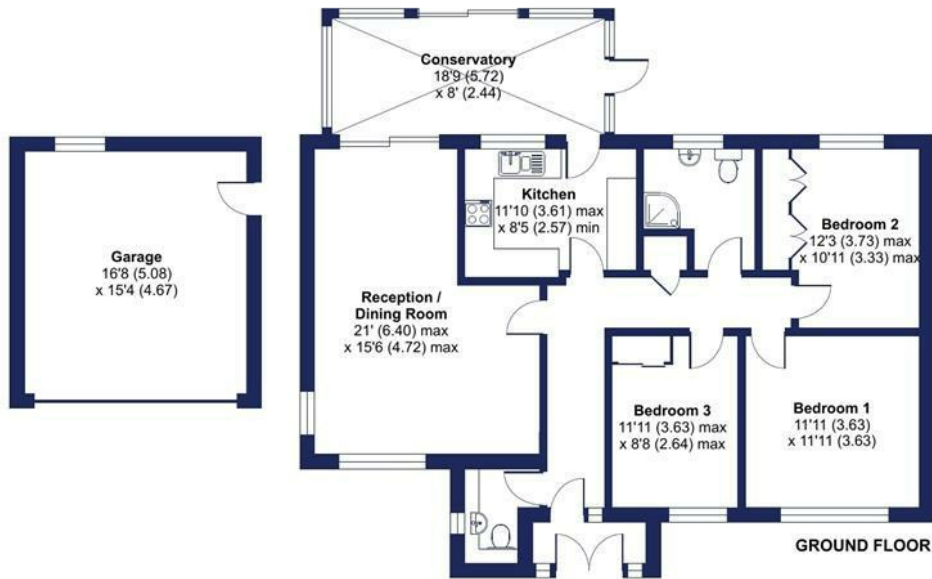


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Manor Gardens, Farmborough, Bath, BA2

Approximate Area = 1207 sq ft / 112.1 sq m  
Garage = 255 sq ft / 23.7 sq m  
Total = 1462 sq ft / 135.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1295009



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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16 Manor Gardens, Farmborough, Bath, BA2 0AS



Price Guide £600,000

An immaculately presented quality detached bungalow set in a desirable cul de sac location in the country village of Farmborough.

- Beautifully kept with neutral decor
- Porch & 'L' shaped entrance hall
- Cloakroom with wc
- Spacious open plan living & dining room
- Large double glazed conservatory
- Well appointed Kitchen
- 3 good size bedrooms (2 with built in furniture)
- Well appointed modern shower room
- Ample driveway parking & detached double garage
- Attractive level landscaped gardens extending in total to 0.21 acres





# 16 Manor Gardens, Farmborough, Bath, BA2 0AS

The property comprises a premium detached bungalow with elevations faced in stone and render beneath a tile clad pitched roof which was built in the early 1980's and has been in the current ownership for over 40 years. The property has been beautifully kept with immaculate natural décor throughout and is set on a large plot with attractive level landscaped gardens to front and rear as well as extensive block paved driveway and detached double garage.

Internally the accommodation is approached through an entrance porch to an 'L' shaped hallway, a dual aspect 'L' shaped living and dining room with a stone fireplace and living flame gas fire, sliding patio door leading to a large double glazed conservatory which links the living space and kitchen. There are three good size bedrooms, two of which have fitted furniture and the family bathroom has been refitted with a modern shower room. In addition there is a separate cloakroom with wc.

On the outside the front and rear gardens are a delightful feature, laid to lawn with well stocked flower and shrub borders with a number of specimen trees.

Manor Gardens is a sought after cul de sac on the southern side of the village of Farmborough close to open countryside. This is a vibrant village community with two pubs, a well regarded village primary school, hairdressers, garage, community shop and café next to the village hall. Nearby Timsbury has a doctors surgery and a wider range of amenities as do the nearby Towns of Midsomer Norton and Keynsham the latter with a railway station. There are a number of accessible food stores in all these areas.

For those seeking City amenities, Bath is 8.5 miles, Bristol 11 miles, Wells 13 miles and Bristol Airport a commute of 13 miles. There is easy access to Bath Park and Ride at both Newbridge and Odd Down.

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

Double glazed entrance door and side windows to

### PORCH

Quarry tiled floor, double glazed inner door and side screen to

### 'L'SHAPED HALLWAY

Access to roof space with drop down aluminium ladder. Radiator. Cupboard with Vaillant gas fired combination boiler and fitted shelving. Oak internal doors lead off to the principal rooms.

### CLOAKROOM/WC

Double glazed window to side aspect. White suite with chrome finished fittings comprising wc with concealed cistern and wash hand basin with mixer tap set in vanity unit with cupboard beneath. Tiled surrounds, electrics cupboard. Heated towel rail.

### 'L' SHAPED LIVING/DINING ROOM

Double glazed windows to front and side aspects, stone fireplace with timber mantle and living flame gas fire. Two radiators. Sliding double glazed patio door to conservatory.

### CONSERVATORY

uPVC framed and double glazed with a polycarbonate roof. Opening windows, patio door to garden and a side access door. Fitted blinds, tiled floor. Plumbing for washing machine. The conservatory is accessible both from the living/dining room and the kitchen.

### KITCHEN

Internal double glazed window and door to conservatory. Furnished with a range of modern beech fronted wall and floor units providing drawer and cupboard storage space with contrasting Quartz work surfaces and upstands and tiled surrounds. Inset one and quarter bowl sink unit with mixer tap. Built in Neff induction hob, stainless steel extractor fan and double oven. The upper oven being a microwave and oven combination. "Magic" corner storage unit. The free standing fridge/freezer and washing machine (in the conservatory) are included in the sale price.

### BEDROOM

Double glazed window to front aspect, radiator.

### BEDROOM

Double glazed window overlooking the rear garden. Radiator. Built in Sharps wardrobes and shelved cupboards (included in measurements)

### BEDROOM

Double glazed window to front aspect, radiator. Presently used as a study with built in desk, drawer storage and open storage and built in wardrobes with sliding doors (included in measurements)

### BATHROOM (RECONFIGURED AS SHOWER ROOM)

Double obscure glazed window to rear aspect. White suite with chrome finished fittings comprising wc, wash basin with drawer storage beneath and mixer tap, corner shower enclosure with thermostatic shower head, wall mounted vanity unit, illuminated mirror, heated towel rail, recessed ceiling mounted extractor fan and downlighters.

### OUTSIDE

### GARDENS & GROUNDS

The property stands on what is believed to be the largest plot in Manor Gardens extending to 0.21 acres within which the property is centrally set with gardens lying to both front and rear.

### FRONT GARDEN

There is an open plan area of lawn beyond the dwarf boundary wall with the main garden contained behind the wall and laid to lawn with well stocked flower and shrub borders and a number of trees including flowering Cherry and a Magnolia.

### DRIVEWAY AND DOUBLE GARAGE

An extensive block paved driveway provides ample off street parking and leads to the

### DETACHED DOUBLE GARAGE

With a pitch roof and electric remote controlled up and over entrance door. Power, light and water are connected. Personal door to the side and a double glazed window to the rear.

### REAR GARDEN 21.5m x 15m (70'6" x 49'2")

The garden is level and enclosed and is a beautiful feature of the property. It comprises a paved patio terrace, lawn and rockery style cultivated borders stocked with a variety of shrubs and flowers and a number of specimen trees including a feature Rose archway. There is a vegetable garden adjacent to an aluminium framed greenhouse and an attractive stone walled boundary to the rear.

### 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 E. 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

The property is available with no upward sales chain.

A number of items of furniture and a full set of induction cookware is available by separate negotiation.

All mains services are connected and the property has double glazing and gas fired central heating. The boiler and entire central heating system has had a full and complete service, including a Homeowners Gas Safety Certificate as of 6th June 2025.

All thermal curtains, vertical blinds and fitted carpets are to remain with the property.

Broadband - Superfast up to 30 Mbps available. Source - Ofcom.

Mobile voice and data coverage likely available externally via EE, O2, Vodafone and Three. Source - Ofcom.

