



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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1 Radford Hill, Timsbury, Bath, BA2 0LE



Offers In Excess Of £425,000

A delightful four bed detached home in the pretty village of Timsbury. Offering outstanding views to the front yet well located for the centre of the village.

- Detached family home
- Outstanding views to the front
- Tandem garage and further off street parking
- Mature gardens to the front and rear
- Two wonderful terraces with stunning views
- Flexible accommodation
- Lovely light bright house
- First time for sale since the current owners purchased it from new
- A short walk to the village shops and café
- Shower room, cloakroom and separate shower.

www.daviesandway.com  
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# 1 Radford Hill, Timsbury, Bath, BA2 0LE

This delightful home is well located at the top of Radford Hill which affords it wonderful open views whilst being only a short walk to the village centre where the local amenities and café are located.

The current owners have lived in the property since it was built back in the 1970's. They have updated and maintained the property over the years making this a lovely family home with flexible accommodation.

The property is entered via an enclosed porch which leads to a spacious hallway. Double doors to the right lead into a generous sitting room which has double glazed patio doors and amazing views and leads directly out to a terraced space ideal to take in the beautiful vistas.

Take a few steps up from the hallway and there is a further reception room to the right, whilst in front is a utility room and a cloakroom. To the left is a well presented kitchen/breakfast room which also features double glazed patio doors and a further terrace space ideally located for alfresco dining and enjoying the views on offer.

The top part of the house offers four good bedrooms, one of which has a shower and two of the bedrooms have large windows to help you fully enjoy the views to the distant hills. There is also a well presented shower room.

Externally, there are mature gardens to the front and rear to enjoy and to the front there is a driveway for off street parking which leads to a tandem garage.

Radford Hill is a popular location in the village of Timsbury 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, including post office/general store, chemist, An 'Outstanding' Ofsted rated primary school, church, doctors surgery, café and public house and there is a bus service through the village. 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.

## ENCLOSED PORCH 1.12 x 1.88 (3'8" x 6'2")

Entry via a double glazed door with further double glazed windows. Mosaic tiled floor and a wood tongue and groove ceiling.

## HALLWAY

Entry from the porch via a glazed door with a glazed window to the side lets plenty of light into the area. Light wood flooring and stairs to the next level. Cupboard which houses the electrical consumer unit. Phone point. Double doors lead to the

## SITTING ROOM 4.83 x 3.67 (15'10" x 12'0")

A lovely generous room with a gas fireplace with stone surround and hearth. Either side of this are shelves located in the alcoves. Double glazed patio doors offer access out to one of the terraces but also offers the outstanding views to the fields and beyond. Two radiators. Wood floors.

## LANDING

## DINING ROOM 3.93 x 3.10 (12'10" x 10'2")

Double glazed window with a rear aspect. Laminate flooring. Radiator.

## UTILITY ROOM 2.66 x 2.19 (8'8" x 7'2")

Double glazed window with a rear aspect and a double glazed door leading to the rear garden. Tiled floor. Plumbing for a washing machine and a shelf above offers space for a tumble dryer. Belfast sink with a storage cupboard underneath and a further full height storage cupboard with a louvre style door. Door leads to

## CLOAKROOM 2.07 x 1.02 (6'9" x 3'4")

Low level toilet and a pedestal wash basin with a mirror above. Tiled floor and part tiled walls. Ceiling spot light.

## KITCHEN / BREAKFAST ROOM 3.88 x 3.19 ext 4.32 (12'8" x 10'5" ext 14'2")

Range of cream wall and base units consisting cupboards and drawers, laminate worktops which has an inset stainless steel sink and drainer with a mixer tap and a tiled splashback. Space is provided for a duel fuel cooker and a fridge freezer. Tiled floor and ceiling spot lights. Double glazed window with a rear aspect and double glazed patio doors to the front give access to an elevated terrace space and further outstanding views.

## LANNDING

Double glazed window with a side aspect. Airing cupboard.

## BEDROOM 4.07 x 3.66 (13'4" x 12'0")

Generous size double glazed window offers panoramic views over the countryside. Corner shower cubicle with glass sliding doors and an electric shower with tiled walls.

## SHOWER ROOM 2.64 x 1.68 (8'7" x 5'6")

Double glazed frosted window with a front aspect. Tiled walls and wooden panel ceiling. Traditional style duel fuel radiator. Vinyl flooring. Shower cubicle with a mixer shower over. Toilet. Pedestal wash basin with a mirror above which has a light and is heated to reduce misting.

## LANDING

Store cupboard.

## BEDROOM 4.37 x 3.84 (14'4" x 12'7")

Double glazed windows to rear and front which offer amazing distant views to enjoy. Radiator. Vanity sink.

## BEDROOM 3.04 x 3.92 (9'11" x 12'10")

Double glazed window with a rear aspect. Built in wardrobe. Radiator.

## BEDROOM 2.64 x 2.24 (8'7" x 7'4")

Double glazed window with a rear aspect. Radiator.

## OUTSIDE

## TANDEM GARAGE 8.86 x 3.15 narrow to 2.48 (29'0" x 10'4" narrow to 8'1")

Electric roller door. EV charging point. Power and light. Blocked paved driveway to the front offers further parking

## REAR GARDEN

Steps lead to a rear access gate. Secluded seating area with mature planting around it. Two grass areas - one with artificial grass. Wooden shed. Side access to the front of the property

## FRONT

To the front of the property are two wonderful elevated terraces which offer outstanding far reaching views of the countryside and are enclosed by wrought iron railings. Steps lead down to the front of the property.

## 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

Local authority. Bath and North East Somerset

Services. All mains services are connected

Broadband 1000 mps Source Ofcom

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

The property is laid out over four half levels which is shown via the floorplan staircases

