

489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

Number 10 South Road, Timsbury, Bath, BA2 0ER



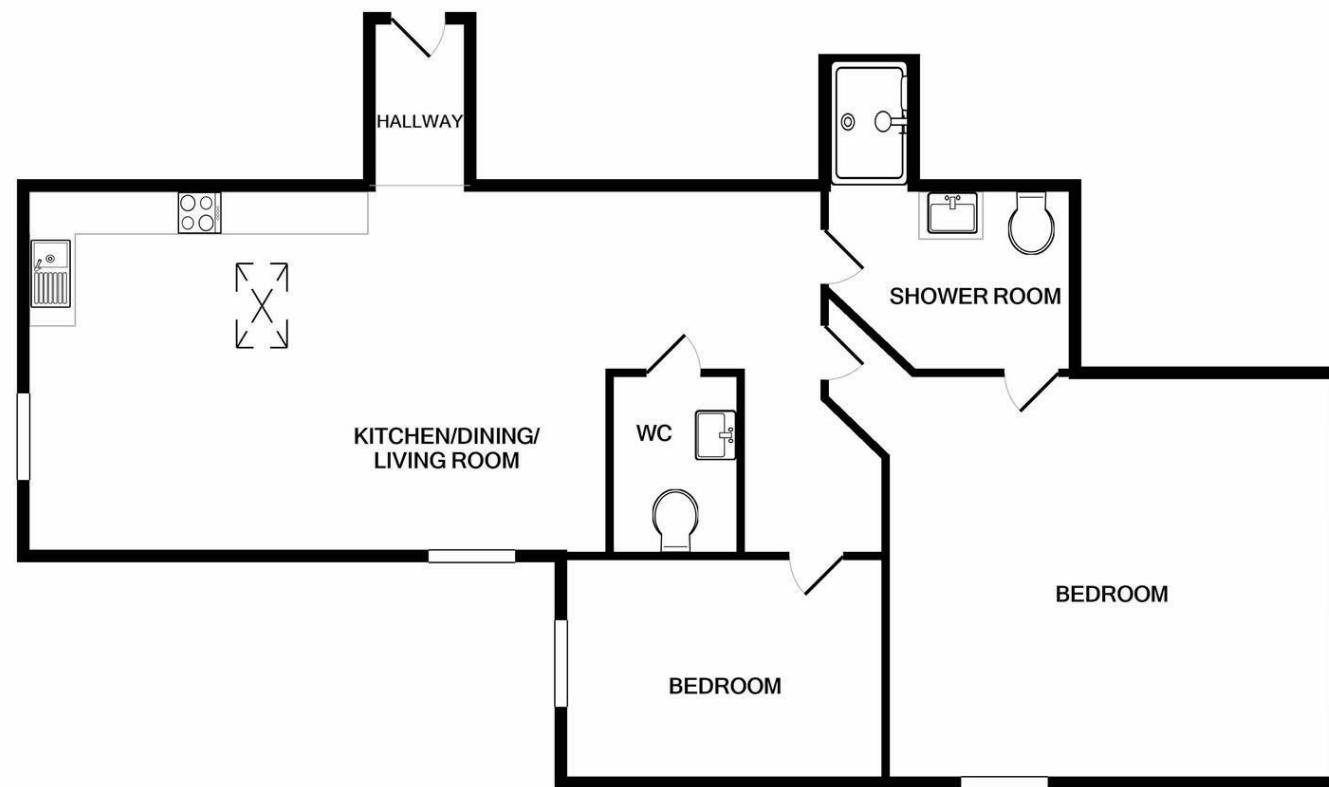
Guide price £320,000

A luxurious apartment on the first floor accessed via a lift, with a great standard of finish and exposed wooden beams throughout the main living area.  
The two bedroom property also benefits a parking space and full usage of the communal facilities.

- LIFT ACCESSED APARTMENT
- TWO BEDROOMS
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- EXPOSED BEAM CEILING AND SKYLIGHTS
- EN-SUITE SHOWER ROOM
- CLOAKROOM
- HIGH STANDARD FINISH
- PRIVATE PARKING SPACE
- COMMUNAL FACILITIES
- EARLY BIRD RESERVATION AVAILABLE



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



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## Number 10 South Road, Timsbury, Bath, BA2 0ER

Loves Hill Court is a collection of new bespoke luxury homes in a boutique development where the emphasis has been placed on life style quality. The setting in Timsbury a charming country village lies just eight miles from Bath.

Loves Hill Court has a selection of unique properties ranging from modern single storey homes to stylish duplex's to larger characterful apartments many of which has private gardens and all sharing the excellent facilities of a centre piece drawing room, well equipped spa and tranquil quad garden inspiring a sense of community as well as exclusivity and privacy. The occupation of the property is exclusively for those with a minimum age of 55.

Timsbury is a sought after village with a good range of amenities including a doctors surgery with pharmacy, Co-Operative convenience store, tea room, private gym, hairdresser, public house, garage and churches and with community events centred around Conygre Hall. Further a field the Chew Valley has two lakes with sailing and fishing clubs, there is an 18 hole golf course at Saltford and the two Towns of Midsomer Norton and Keynsham offer a wider range of day to day facilities, the latter having a Waitrose Supermarket. The City of Bath just 8 miles away with the UNESCO World Heritage Site with a renowned range of shops, eateries, theatre and cinemas and a main line railway station. The commercial centre of Bristol is 12.5 miles to the north west while Wells the smallest City in England with its weekly market is 13.5 miles to the south. Bristol Airport is a 35 minute drive. The development is well served by public transport with a bus stop outside Loves Hill Court on South Road.

Unit 10 is a superior first floor apartment with exposed wooden beams, a superb kitchen/dining/living area and is located at the entrance of the complex.

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

### ENTRANCE HALL

Door to the rear aspect and a smoke alarm.

### OPEN PLAN KITCHEN/DINING/LIVING SPACE 8.67m x 4.17m (28'5" x 13'8" )

Double glazed windows to the side and front aspects with a double glazed skylight also to the front aspect, three ceiling mounted infrared heaters with a wall mounted control panel, exposed wooden beams across the whole room. Five wall mounted uplighters, telephone and television point. The living space also has carpet flooring.

The kitchen area has a range of wall and base units with granite work surfaces with an inset sink/drain unit and mixer tap. A range of integral appliances including a Fridge/freezer, dishwasher, washer dryer, electric oven and an electric induction hob with an extractor hood over. The kitchen/dining area has vinyl flooring.

### CLOAKROOM 1.45m x 1.07m (4'9" x 3'6" )

Extractor fan, recessed spot lights and chrome towel radiator and a two piece suite comprising a pedestal wash hand basin with an electronic touch mirror over, and a low level WC, complete with underfloor heating and vinyl flooring.

### SHOWER ROOM 2.67m max x 2.41m max (8'9" max x 7'10" max)

Extractor fan, recessed spot lights, The property has a three piece suite comprising a double shower with a mixer shower, vanity unit with a wash hand basin and electronic touch mirror over with a low level WC. Chrome towel radiator, underfloor heating and a vinyl floor.

### BEDROOM ONE 4.62m x 3.49m (15'1" x 11'5" )

Two double glazed windows to the side aspect, one double glazed window to the front aspect, infrared heater ceiling mounted, five wall mounted uplighters, television point and wall mounted heating control panel.

### BEDROOM TWO 3.49m x 2.87m (11'5" x 9'4" )

Double glazed window to the side aspect, infrared ceiling mouter heater, four wall mounted uplighters, television point and wall mounted heating control panel.

### PARKING

The property has an allocated parking space, plus access to additional visitor parking.

### ADDITIONAL FEATURES

The property has powder coated anthracite coloured aluminium framed double glazed windows and doors and an efficient ceiling mounted infrared purcell heating system. Each property occupant can all share the excellent facilities of a centre piece drawing room, well equipped spa and tranquil quad garden inspiring a sense of community as well as exclusivity and privacy. There is also a guest room with an en-suite for visitors stays.

### TENURE

It is a share of freehold with a perpetual leasehold. There will be a Management Company established to manage the communal parts of the development and building maintenance and it is anticipated that this will be run by the residents keeping future management fees to a minimum.

