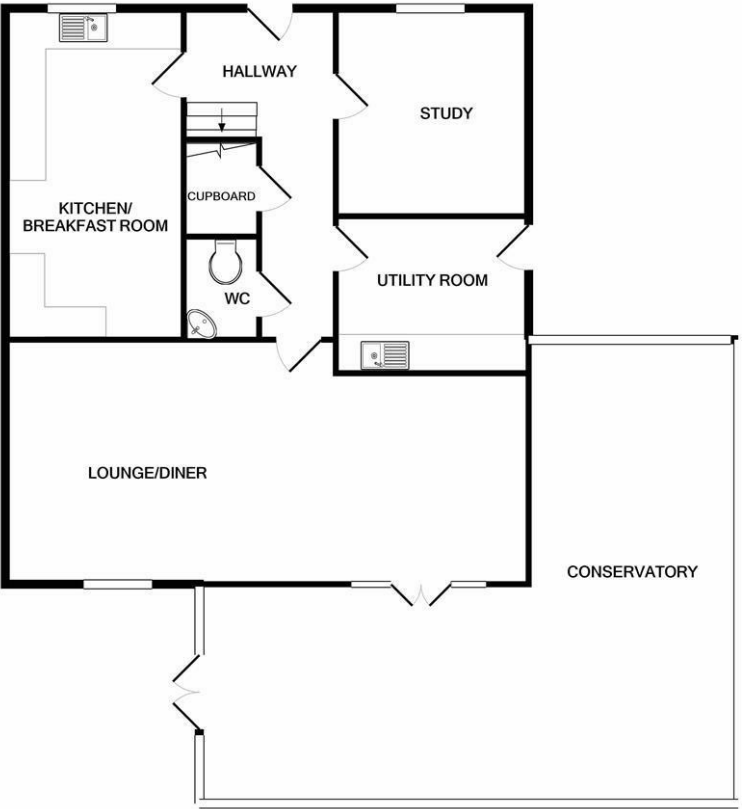


DAVIES & WAY

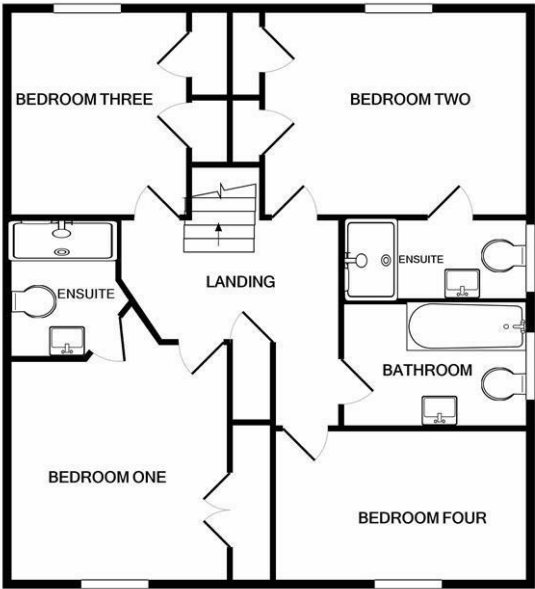
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1 Avonwood , Tunley, Bath, BA2 0EB



GROUND FLOOR



1ST FLOOR

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Made with Metropix 6/2021



Offers in the region of £420,000

An semi-detached four bedroom house, in the village of Tunley on the outskirts of Bath. An excellent family home with generous accommodation

- SEMI DETACHED HOUSE
- FOUR BEDROOMS
- CLOAKROOM, TWO EN-SUITES AND A BATHROOM
- STUDY
- MODERN KITCHEN
- UTILITY ROOM
- CONSERVATORY
- FRONT AND REAR GARDENS
- DOUBLE GARAGE AND DRIVEWAY
- TUNLEY VILLAGE



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1 Avonwood , Tunley, Bath, BA2 0EB

Forming part of a small development of modern houses, built in 2008 by a local builder located in the village of Tunley. The property has a high specification finish from the point of entrance you will see the oak flooring that runs through out most of the ground floor. The kitchen has granite work surfaces and space for a Range cooker. Across the hall a cloak room, utility room and a study ideal for modern living. At the rear a Living/dining room of over 6 metres that in turn open in to a spacious L-shaped conservatory. The first floor has a family bathroom and four well proportioned bedrooms. The main and guest bedrooms both have en-suite shower rooms.

There are gardens to the front and rear, the rear enclosed by fencing, stone wall and a hedge, has side and rear access. The lawn and patio area are easy to maintain. The parking arrangements are served by a double garage with parking in front, This is accessed via a private gated driveway for the three dwellings of the development.

Tunley is a small village located approximately 5 miles South of Bath and within easy reach of Timsbury where local shops will be found in the High Street, and a chemist and fish and chip shop/café in the village square. The property lies within vehicular reach of local primary and secondary schools . The King William public house and restaurant is located in the heart of the village of Tunley, and is within walking distance of the property. Tunley is surrounded by stunning countryside for those who enjoy walking and country life. Surrounding villages include Priston, Timsbury, Farmborough and Withyditch. A regular bus route runs from Bath through Tunley and onto nearby villages. The Park and Ride to Bath City Centre is located at Odd Down, approximately 3.5 miles from the property.

GROUND FLOOR

HALLWAY

Door to front aspect with obscure glass window, alarm panel, stairs to the first floor with under stairs storage cupboard, wooden flooring with underfloor heating and control thermostat.

CLOAKROOM

Low level WC and wash hand basin, tiled floor with underfloor heating.

STUDY 2.33m x 2.99m (7'7" x 9'9")

Double glazed window to the front aspect, recessed spot lights, wooden flooring with underfloor heating and control thermostat.

KITCHEN 4.12m x 2.39m (13'6" x 7'10")

Double glazed window to the front aspect, recessed spot lights, a range of wall and base units with granite work surfaces and splash back, sink/drainер with mixer taps, space for a range cooker with extractor hood over, space for fridge freezer and an integral dishwasher. There is also a breakfast bar and underfloor heating with control thermostat and tiled flooring.

UTILITY ROOM 2.34m x 1.57m (7'8" x 5'1")

Double glazed door to the side aspect, recessed spot lights, wall and base units with granite work surfaces and splash backs, stainless steel sink with drainer and mixer tap, space for washing machine and tumble dryer, wall mounted boiler, underfloor heating and control thermostat with tiled flooring.

LIVING/DINING ROOM 6.81m x 4.00m (22'4" x 13'1")

Double glazed French doors and windows to the side aspect, recessed spot lights, two up lights, underfloor heating with a control thermostat and wooden flooring.

CONSERVATORY 5.60 m max x 5.56m max l-shaped (18'4" m max x 18'2" max l-shaped)

Double glazed French doors to the side aspect, double glazed windows to rear and side, glazed roof, two radiators, two wall lights and wooden flooring.

FIRST FLOOR

LANDING

Loft hatch, smoke alarm and airing cupboard. ,

BATHROOM 1.83m x 1.78m (6'0" x 5'10")

Double glazed obscure window to the side aspect, extractor fan, recessed spot lights, pedestal wash hand basin, low level WC, panel bath with shower attachment, tiled walls, shaving socket, underfloor heating and tiled flooring.

BEDROOM ONE 3.15m x 2.79m (10'4" x 9'1")

Double glazed window to the rear aspect, recessed spot lights, fitted double wardrobe, underfloor heating with control thermostat.

EN-SUITE 2.25m x 1.46m (7'4" x 4'9")

Extractor fan, low level WC, pedestal wash hand basin and double shower cubicle with mixer shower. Tiled walls, shaving socket and underfloor heating.

BEDROOM TWO 3.62m x 3.30m (11'10" x 10'9")

Double glazed window to the front aspect, two fitted cupboards and underfloor heating with a control thermostat.

EN-SUITE 2.22m x 0.79m (7'3" x 2'7")

Double glazed obscure window to the side aspect, extractor fan, recessed spot lights, tiled walls, low level WC, wall mounted wash hand basin, shower cubicle and mixer shower, shaving socket and underfloor heating.

BEDROOM THREE 4.15m max x 2.43m (13'7" max x 7'11")

Double glazed window to the front aspect, two fitted cupboards, underfloor heating with thermostat control.

BEDROOM FOUR 2.94m x 2.24m (9'7" x 7'4")

Double glazed window to the rear aspect, under floor heating with thermostat control.

FRONT GARDEN

Wall and hedge border, laid to lawn with a pathway to the front door behind an iron gate.

REAR GARDEN

Wooden fence and hedge surround, side access gate, rear access gate, laid to lawn, patio area and an outside tap.

GARAGE & PARKING 4.82m x 4.85m (15'9" x 15'10")

Double garage with an electronic up roller door to the front aspect, side access door and window. Eave storage and power and light. The driveway in front of the garage provides parking for two cars. This is access via a short lane to the side which is gated and only provides access for the three properties of AvonWood.

COUNCIL TAX:

According to the Valuation Office Agency website, 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.

TENURE:

Freehold

