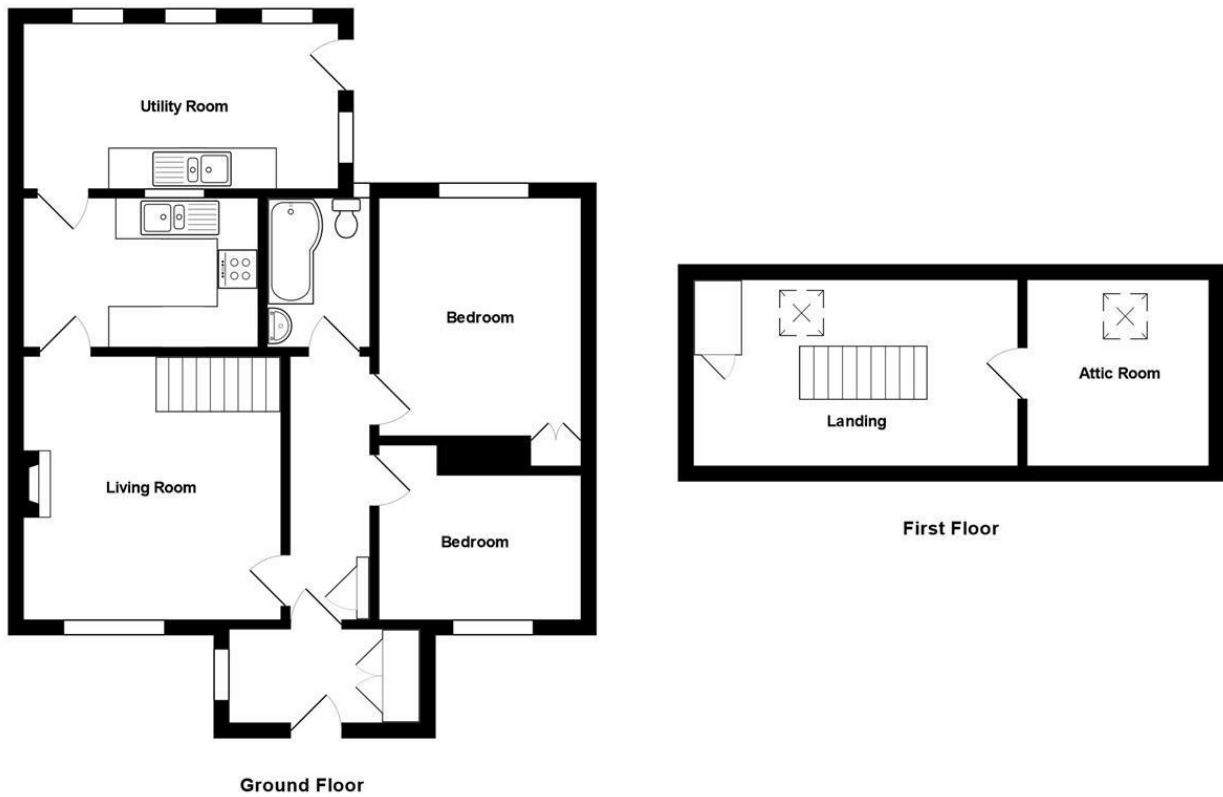
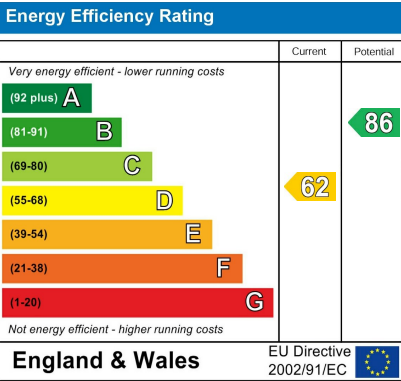




Total Area: 91.8 m² ... 988 ft²
All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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DAVIES & WAY

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26 Lansdown Crescent, Timsbury, Bath, BA2 0JX



Asking Price £250,000

A well situated semi detached bungalow in a level position backing onto fields within walking distance of village amenities.

- Scope To Put Your Mark On The Property By Cosmetic Upgrading
- Convenient Level Location, Backing Onto Fields
- Entrance Porch
- Hallway
- Living Room
- 2 Bedrooms
- Bathroom
- Attic Room With Staircase.
- Off Street Parking To The Front
- Level Rear Garden



26 Lansdown Crescent, Timsbury, Bath, BA2 0JX

This gable fronted semi detached bungalow enjoys a convenient level location in the village of Timsbury, backing onto fields with a rural outlook, yet within walking distance of local shops and amenities.

The accommodation is easily managed and offered for sale with scope for updating to a buyers individual taste. Presently there is a useful entrance porch, hallway, living room, kitchen, 2 bedrooms and a bathroom, together with a rear lean to which could either be upgraded or removed. There is a longstanding loft conversion accessed by a staircase leading from the living room. Whilst this is used as a bedroom, it does not have the benefit of building regulation approval so the bungalow should be regarded as having 2 bedrooms.

Timsbury is a popular village which lies some 5 miles south of the Georgian City of Bath with its renowned range of cultural and educational facilities. The village itself has a basic range of amenities including a general store, chemist, primary school, church, doctors surgery and public house and for those wishing to commute to the Cities of Bristol and Bath there is good road access. The village is surrounded by open countryside with very pleasant walks available from the doorstep.

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

ENTRANCE PORCH

Double glazed entrance door and side panel with further double glazed window to side aspect. Downlighters, tiled floor, double doors to coat cupboard, glazed inner door to:

ENTRANCE HALL

Electrics and storage cupboard.

SITTING ROOM 3.99m x 3.87m (13'1" x 12'8")

Double glazed window to front aspect, radiator, staircase to attic.

KITCHEN 3.53m x 2.28m (11'6" x 7'5")

Internal window and door to rear lean to. Fitted wall and floor units with contrasting work surfaces and tiled surrounds. Inset 1 1/4 sink unit with mixer tap. Plumbing for dishwasher. Cooker slot, radiator.

LEAN TO/WORKSHOP 4.82m x 2.23m (15'9" x 7'3")

Double glazed window to rear and door to outside. Inset sink unit with mixer tap, plumbing for washing machine and appliance space.

BEDROOM 1 3.57m x 3.06m (11'8" x 10'0")

Double glazed window overlooking rear garden, built in wardrobe (excluded from measurement), radiator.

BEDROOM 2 3.08m x 2.20m plus recess (10'1" x 7'2" plus recess)

Double glazed window to front aspect. radiator.

BATHROOM 2.26m x 1.53m (7'4" x 5'0")

Double glazed window, heated towel rail, fully tiled walls and floor. White suite comprising P shaped bath with curved shower screen, mixer tap and shower over, WC and wash basin.

ATTIC ROOM 2.72 x 2.85m (8'11" x 9'4")

Currently used as a bedroom with a Velux window to the rear and radiator. In addition, there is an open plan loft area 4.90m x 2.80m (about 16ft x 9ft), with radiator, Velux window to rear and access to roof space.

FRONT GARDEN

With a drop kerb to the front, laid to concrete and gravel to facilitate off street parking. Side access to rear garden.

REAR GARDEN 10m x 10m (32'9" x 32'9")

Level and backing onto fields. Outside water tap. Within the garden is a sectional concrete store with an asbestos sheet roof.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. 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.

AGENTS NOTE

The attic room does not have building regulation approval and should not be regarded as a habitable space but is very useful for storage.

