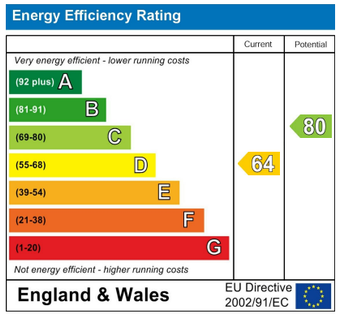
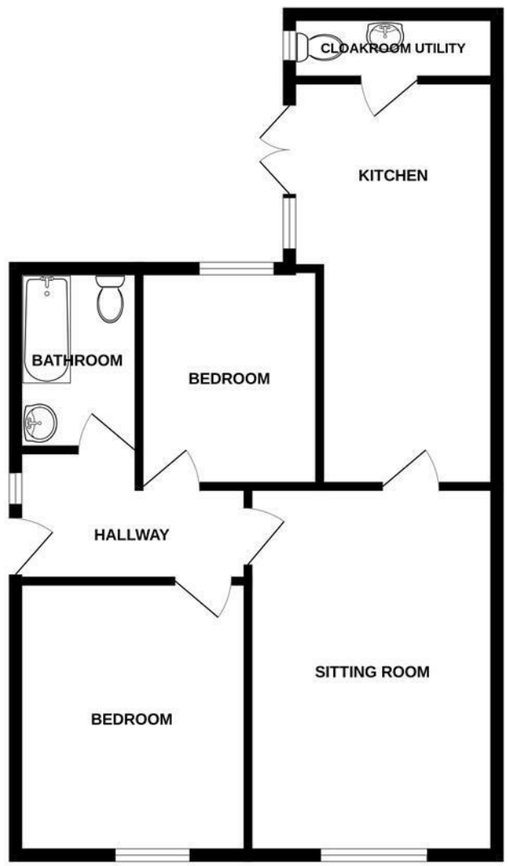


GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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66 Tilley Close, Farmborough, BA2 0AQ



£300,000

A well presented two bedroom semi detached bungalow located in a cul de sac with far reaching views over the fields and has a beautiful garden.

■ Semi detached bungalow ■ Outstanding views ■ Cul de Sac location ■ Lovely local walks ■ Modern kitchen ■ Utility / cloakroom ■ Lovely garden ■ Two bedrooms ■ Modern bathroom

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RICS

66 Tilley Close, Farmborough, BA2 0AQ

A lovely semi detached bungalow situated in a quiet cul de sac within the popular village of Farmborough.

The property is approached via a wooden gate, with a concrete pathway leading to the front door. The front garden is enclosed by attractive hedging and features a neatly maintained lawn.

On entering, you are welcomed into a bright hallway. There are two bedrooms, a modern bathroom and a generous sitting room. The sitting room benefits from a large window overlooking the open countryside, creating a light and spacious feel.

To the rear of the sitting room is a modern kitchen with ample storage and workspace. French doors provide direct access to the rear garden. The accommodation is completed by a useful utility room with cloakroom facilities.

The delightful rear garden offers a number of pleasant seating areas and is mainly laid to lawn, complemented by mature flower beds and fruit trees. A particular highlight is the wonderful open outlook across neighbouring fields and the countryside beyond.

This charming bungalow offers well presented accommodation, a peaceful cul de sac setting and an attractive garden with far reaching views.

Farmborough is a popular and well established village situated approximately six miles south east of the historic city of Bath. Set within the beautiful Somerset countryside, the village offers a peaceful rural setting while remaining conveniently positioned for access to Bath, Bristol and the surrounding areas.

The village has a strong community feel, with a range of local amenities including a village shop, public house, church, primary school and community facilities. There are also a number of countryside walks and footpaths nearby, providing excellent opportunities to enjoy the surrounding fields and open countryside.

Farmborough is particularly appealing to those looking for a quieter way of life without being too far from the amenities and attractions of Bath. The city provides an extensive range of shopping, dining, cultural and recreational facilities, together with excellent transport links.

For commuters, the village is conveniently located for access to the A4 and A36, providing links towards Bath, Bristol and the wider road network. Bath Spa railway station offers regular services to Bristol, London and other major destinations.

Surrounded by attractive countryside and offering a welcoming village atmosphere, Farmborough provides an appealing balance of rural living and accessibility, making it a desirable location for families, professionals and those looking to enjoy the best of village life close to Bath.

HALLWAY
Double glazed frosted entrance door with matching frosted double glazed window to the side. Coved ceiling, loft access and radiator.

SITTING ROOM 4.98 x 3.36 (16'4" x 11'0")
A large double glazed window overlooking the front aspect allows plenty of natural light to flood into the room. A focal point electric fireplace features a white wooden surround and mantel with a marble hearth. Coved ceiling and radiator.

KITCHEN 5.48 x 2.40 ext 2.81 (17'11" x 7'10" ext 9'2")
Double glazed French doors provide direct access to the rear garden. The kitchen is fitted with a range of wall and base units incorporating cupboards and drawers, complemented by laminate worktops and tiled splashbacks. An inset stainless steel sink is set into the worktop. Integrated appliances include an oven, hob and cooker hood, with space provided for a slimline dishwasher, fridge and freezer. Radiator.

UTILITY / CLLOAKROOM 2.82 x 0.88 (9'3" x 2'10")
Double glazed frosted window. Space and plumbing for a washing machine with a useful shelf above. Fitted with a sink with mixer tap and a WC. Heated towel rail and vinyl flooring.

BEDROOM 3.70 x 3.15 (12'1" x 10'4")
Double glazed window overlooking the front aspect. Radiator.

BEDROOM 2.92 x 2.44 (9'6" x 8'0")
Double glazed window overlooking the rear aspect. Coved ceiling and radiator.

BATHROOM 2.43 x 1.55 (7'11" x 5'1")
Double glazed frosted window. A modern three piece white suite comprising a panelled bath with shower over and AquaPanel backing boards, pedestal wash hand basin and WC. Chrome heated towel rail and vinyl flooring.

FRONT GARDEN
A wooden gate opens onto a concrete pathway leading to the front door. The front garden is enclosed by a wall to one side, hedging to the front and along the opposite boundary, while open views across the surrounding fields can be enjoyed beyond.

REAR GARDEN
To the rear of the property is a generous and beautiful garden, mainly laid to lawn with a paved patio seating area, ideal for alfresco dining and entertaining. Mature flower borders add colour and interest, while a small vegetable patch and established fruit trees provide a lovely sense of character. The open aspect across the neighbouring fields offers a wonderful outlook and a peaceful setting in which to relax and enjoy the garden. The garden is enclosed by a combination of walls and fencing.

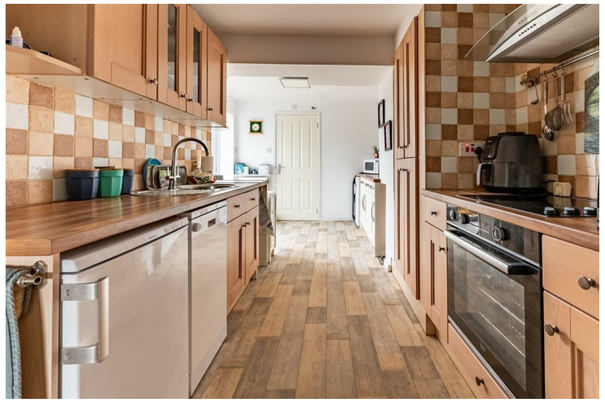
TENURE
Freehold

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.

ADDITIONAL INFORMATION
Local authority. Bath and North East Somerset.
Service. All mains services connected.
Mobile phone. EE O2 Three Vodafone. All good outdoor signal.
Broadband Superfast 54mps Source Ofcom.
The property is located within a coal mining reporting area.
We have been made aware of a possible building proposal in the fields close by please ask for details.



















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