


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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		
England & Wales	EU Directive 2002/91/EC	

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19 Somerset Folly, Timsbury, Bath, BA2 0HD



£500,000

A very well presented bungalow in a very popular village location offers three bedrooms, a shower room and an ensuite with a delightful rear garden and lovely views.

- Tucked away village location
- Beautifully presented home
- Open plan living style
- High quality kitchen with island
- Bi-fold doors with stunning views
- High specification bathroom and shower room
- Garage with utility area
- Lovely enclosed garden with delightful views
- Underfloor heating
- No onward Chain





# 19 Somerset Folly, Timsbury, Bath, BA2 0HD

Nestled in the charming village of Timsbury, Bath, this beautifully presented semi-detached bungalow in Somerset Folly offers a perfect blend of modern living and tranquil surroundings. With three well-proportioned bedrooms, bathroom, ensuite and with underfloor heating through out the property, this home is ideal for families or those seeking a comfortable retreat.

The heart of the home is its open plan living space, designed to provide a flexible environment for both relaxation and entertaining. The high specification kitchen is a chef's delight, featuring contemporary fittings and ample storage, making it a joy to prepare meals and host gatherings.

Outside, the spacious garden is a true highlight, boasting open views that create a serene backdrop for outdoor activities or simply enjoying the fresh air. The property also benefits from convenient parking and a garage with a utility area at the rear, ensuring that you have all the space you need for vehicles and storage.

This bungalow is not just a home; it is a lifestyle choice, offering the perfect setting for those who appreciate modern comforts in a picturesque village location. With its thoughtful design and excellent amenities, this property is sure to attract interest from discerning buyers. Don't miss the opportunity to make this delightful bungalow your new home.

Timsbury is a popular country village which lies some 5 miles south of the Georgian City of Bath which has a renowned range of educational, cultural and shopping facilities. The village itself offers a range of local amenities including a hairdressers, chemist, convenience store, primary school, church, doctors surgery, public house and community hall. There is a regular bus service through the village and for those wishing to commute to the major cities of Bristol and Bath access by road is good, while the Towns of Keynsham and Midsomer Norton are close by.

The accommodation comprises. ( measurements approximate):

### ENTRANCE HALL

Entry via a composite front door with a double glazed frosted window to the side. Coats/store cupboard. Ceiling spot lights and loft access. Laminate flooring. Wall mounted zone heating controller.

### OPEN PLAN LIVING SPACE 6.42 x 6.47 narrow to 5.16 (21'0" x 21'2" narrow to 16'11")

### KITCHEN AREA

Range of black wall and base units with corner carousel for easy access. There is subtle lighting below the wall and base units. The quality finish continues with soft close doors and drawers. Granite worktops and upstands. One half sink with a mixer tap. Built in double oven, microwave, dishwasher, induction hob and extractor hood. Space for an American style fridge freezer. A centre island provides further storage underneath with a mixture of cupboards, drawers, recycling bins and a matching worktops provide a breakfast bar area and further working space.

### DINING AREA

Set to the left as you enter the open plan living space there is room for a family table and chairs with a ceiling light above.

### SITING ROOM AREA

Open from the kitchen and dining area. There are bifold doors which open to the garden and offer delightful views. Natural light also comes via a roof lantern. Ceiling downlighters surround the lantern when required in the evenings.

### BEDROOM 3.78 x 3.34 narrow to 2.58 (12'4" x 10'11" narooow to 8'5")

Dual aspect double glazed windows. Ceiling spot lights. Television point

### BEDROOM 3.28 x 3.15 (10'9" x 10'4")

Double glazed window. Ceiling spot lights. Space for hanging clothes. Television point.

### BEDROOM 5.82 max x 3.65 (19'1" max x 11'11")

Double glazed widow with rear aspect over the garden. Space for wardrobes and a dressing table. Ceiling spot lights. Door to

### ENSUITE 2.25 x 1.48 (7'4" x 4'10")

A real feel of luxury with gold fittings throughout. Bath with a glass shower screen and a rainfall shower. Shower controls on entry making it easier to set the water temperature. Marble style tiling on part of the walls and the bath panel with an inset toiletries shelf. Vanity sink with a marble finish and matching gold mixer tap with a lighted mirror above. Toilet. Tiled flooring. Matching gold finish heated towel rail. Shaver power point and extractor fan.

### SHOWER ROOM 1.36 x 1.71 (4'5" x 5'7")

Double glazed frosted window. Walk in rainfall shower with controls on entry to select water temperature before entry. Built in toiletries shelf. Vanity sink. Toilet. Heated towel rail. ceiling spot lights. Extractor fan

### GARAGE 6.77 x 2.89 (22'2" x 9'5")

Roller door to front and personal door to side. Plumbing for a washing machine and space for a tumble dryer. Worktop with an inset sink. Double glazed window with rear aspect. Radiator.

### FRONT GARDEN

Bordered by a dwarf wall and hedging. The front is laid mainly to lawn and a driveway with spaces for two cars leads to the garage.

### REAR GARDEN

Directly outside the property is an expansive raised patio area. Fencing to sides and hedging to the rear and offer wonderful open views to the fields and beyond. A side closed off passage to the property offers side access whilst making the garden enclosed.

### 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 D. 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 services connected  
Broadband. Superfast 80mps. Source Ofcom  
Mobile phone. EE O2 Three Vodafone. All likely (External. source Ofcom)  
Property is within a coal mining reporting area

