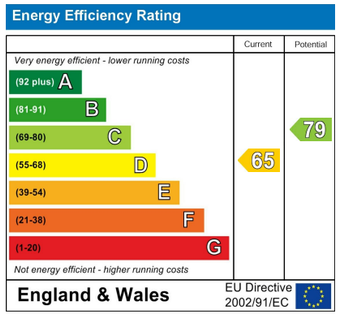
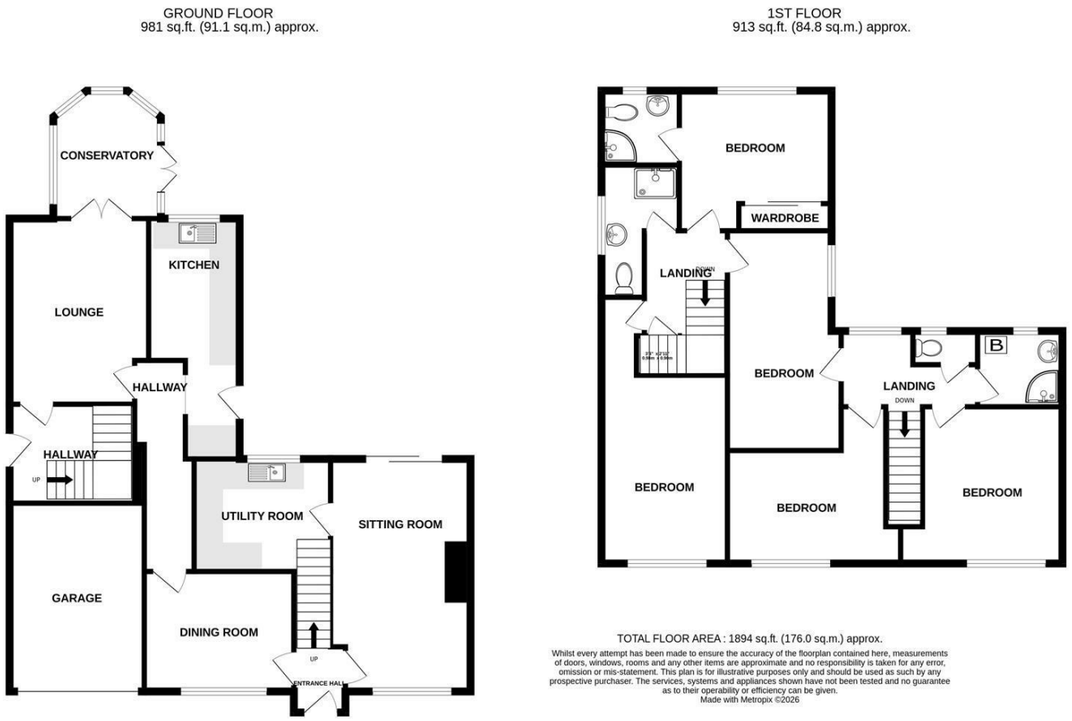




TOTAL FLOOR AREA : 1894 sq.ft. (176.0 sq.m.) approx.

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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43/43A Lansdown Crescent, Timsbury, Bath, BA2 0JX



Offers In Excess Of £400,000

A substantial extended semi-detached home located within the popular village of Timsbury, offering flexible and generous accommodation.

▪ Substantial family home extending to just under 1900 sqft ▪ Scope for multi generational living, annex or two dwellings (subject to necessary consents) ▪ Delightful village setting with rural views to the rear ▪ Good village amenities within walking distance. Bath 7 miles, Bristol 13 miles ▪ 3 reception rooms ▪ Kitchen and separate utility room ▪ 5 bedrooms ▪ En suite and two family shower rooms ▪ Enclosed mature rear garden ▪ Integral garage and ample further off street parking

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RICS

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43/43A Lansdown Crescent, Timsbury, Bath, BA2 0JX

A rare opportunity to acquire this substantial family home, enjoying far-reaching views across open countryside to the rear. Offering extensive and versatile accommodation, the property is sure to appeal to a wide range of prospective purchasers.

The flexible layout provides excellent potential and, subject to the necessary permissions and minor alterations, could even be adapted to create two separate dwellings.

The ground floor comprises three generous reception rooms, a well-appointed kitchen, a utility room, and a conservatory to the rear, which overlooks the delightful rear garden and surrounding countryside.

To the first floor are five well-proportioned bedrooms, two of which benefit from en-suite facilities, together with a modern family shower room.

Externally, the property offers ample off-street parking to the front, along with a garage. To the rear is a mature and private garden backing onto open fields, providing a peaceful setting and stunning rural views.

Timsbury is a picturesque and sought after country Village approximately 8 miles south west of Bath. Combining the charm of rural living with excellent connectivity, the village offers a peaceful setting while remaining within easy reach of Bath, Bristol, and the surrounding areas. It offers a thriving community and an excellent range of local amenities, including independent shops, café, traditional pub, a health centre, a well-regarded primary school, and a variety of sports and leisure facilities. The village is surrounded by beautiful countryside, with an abundance of walking, cycling, and outdoor pursuits right on the doorstep.

GROUND FLOOR

ENTRANCE LOBBY
Staircase leading to the first floor. Radiator

SITTING ROOM 5.30m x 3.25m (17'4" x 10'7")
Double glazed window to the front aspect. Double glazed patio doors to the rear provide access to the garden. Radiator.

UTILITY ROOM 3.12m x 2.46m (10'2" x 8'0")
Range of fitted wall and base units comprising cupboards and drawers with laminate worktops incorporating a stainless steel sink and drainer. Space for a washing machine, and fridge/freezer. Understairs storage cupboard. Double glazed window overlooking the rear garden.

DINING ROOM 3.42m x 2.73m (11'2" x 8'11")
Double glazed window to the front aspect. Radiator. A lobby with radiator leads to further accommodation.

LOUNGE 4.24m x 3.19m (13'10" x 10'5")
Wall mounted gas fire. Radiator. Double glazed doors lead to the conservatory and the side entrance lobby.

CONSERVATORY 3.20 x 2.46 (10'5" x 8'0")
uPVC framed and double glazed. Power and lighting. Radiator. Double glazed French doors provide access to the rear garden.

KITCHEN 5.33m to max x 3.29m max (17'5" to max x 10'9" max)
Range of fitted wall and base units comprising cupboards and drawers with laminate worktops incorporating an inset acrylic sink with mixer tap. Built-in induction hob with cooker hood over and built-in eye level oven. Space for a washing machine, dishwasher and fridge/freezer. Wall-mounted Vaillant combi boiler. Double glazed window to the rear overlooking the garden. Double-glazed door providing access to the rear garden.

SIDE LOBBY
Staircase leading to the first floor with understairs storage cupboard. Radiator. Double glazed frosted door providing access to the side of the property.

FIRST FLOOR

LANDING
Double glazed window to the rear aspect. Radiator. Loft access.

BEDROOM 3.53m x 3.2m (11'6" x 10'5")
Double glazed window to the front aspect. Radiator.

BEDROOM 3.46m x 2.57m (11'4" x 8'5")
Double glazed window to the front aspect. Radiator.

SHOWER ROOM
Double glazed frosted window. Quadrant shower enclosure with mixer shower unit and sliding glass shower screen. Pedestal wash basin. Heated towel rail. Wall-mounted Vaillant gas combi boiler. Wet wall panelling.

SEPARATE WC
Double glazed frosted window. Low level WC.

LANDING
Access to loft. Shelved linen cupboard.

BEDROOM 3.56m x 3.50 (11'8" x 11'5")
Double glazed window with lovely far reaching views. Built-in wardrobes.

EN SUITE SHOWER ROOM
Double glazed frosted window. Quadrant shower enclosure with mixer shower unit and shower screen. Wash hand basin. Low level WC. Heated towel rail. Wet wall panelling.

BEDROOM 4.21m x 2.7m (13'9" x 8'10")
Double glazed window to the front aspect. Radiator.

BEDROOM 4.62m x 2.54m (15'1" x 8'3")
Double glazed window. Radiator.

SHOWER ROOM
Double glazed window. Double size shower cubicle with mixer shower unit and shower screen. Pedestal wash basin. Low level WC. Radiator.

OUTSIDE

FRONT
To the front lies a block paved driveway providing parking for approximately four cars, with a pathway to the side leading to a gate providing access to the rear garden.

INTEGRAL GARAGE 4.22 x 2.76 (13'10" x 9'0")
Power and lighting.

REAR GARDEN 15.5m x 11m (50'10" x 36'1")
The rear garden is level and enclosed by fencing and features mature plants and shrubs offering privacy. The garden comprises a lawned area, ornamental pond and patio, ideal for alfresco dining.

TENURE
Freehold.

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the property has two Council Tax Bands, both rated as A. 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.
All mains services connected.
Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom.
Broadband Superfast 48mps source Ofcom.
The property is located within a coal mining reporting area.
The property has been recently the subject of an insurance claim and a Certificate of Structural Adequacy has been issued.
It should be noted that the current planning consent does not allow the property to be sold as two separate units. This would require planning consent.



















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