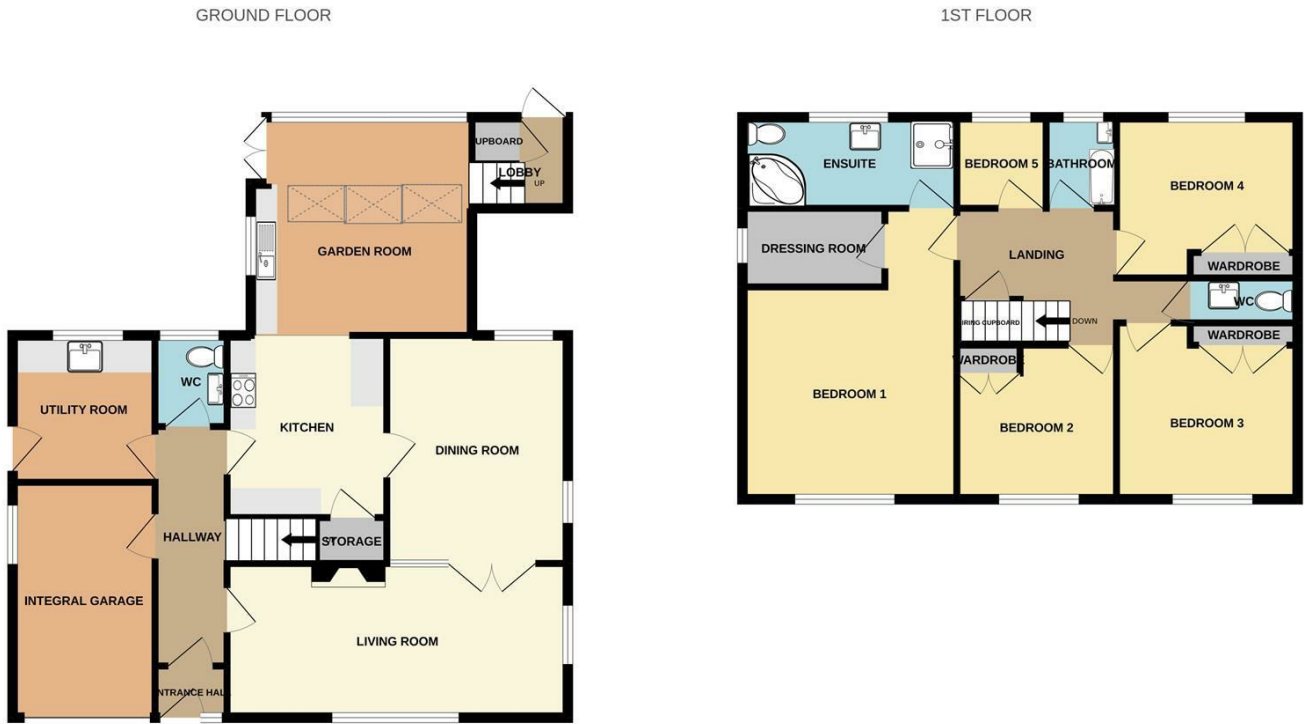


DAVIES & WAY

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2 Bell Close, Farmborough, Bath, BA2 0AP



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Made with Metropix 5/2022



Guide price £510,000

A very generous detached house, ideal for a family, multi generation and home workers. Situated on an elevated position with picturesque views across the village of Farmborough towards the Mendips. A short 6 miles to the Georgian city of Bath.

- DETACHED FAMILY HOUSE ▪ FIVE BEDROOMS ▪ THREE RECEPTION ROOMS ▪ MAIN BEDROOM WITH EN-SUITE AND DRESSING ROOM ▪ BATHROOM AND TWO WC'S ▪ INTEGRAL GARAGE/POSS CONVERSION ▪ GARDENS TO FRONT AND REAR ▪ AMPLE PARKING ▪ WONDERFUL VIEWS ACROSS THE VILLAGE ▪ GENEROUS ACCOMMODATION

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2 Bell Close, Farmborough, Bath, BA2 0AP

Here you have a very generous detached family house, situated on an elevated position that affords picturesque views out across the old village of Farmborough. The property is located in a small cul-de-sac, making it safe for children and is just a short stroll along the lane to highly revered village Primary School. There is scope to enhance further by opening up walls and a large garage that could be converted. Home working would be easy in this property and you are also within 30 minutes drive of the cities of Bath and Bristol.

The entrance hall connects you to a multitude of rooms, the first being the living room with a dual aspect windows offering lots of light in this spacious room, from here you have French doors that lead into a separate dining room that can hold 12 diners with ease. This room connects back to the kitchen. The kitchen is open plan into the garden room which was an extension, this area is great for socialising and enjoying the rear garden all year around. Across the hallway is generous utility room and there is also a cloakroom. The garage is accessed also from the hall and could be a gym, study or even opens up annexe potential with the utility room behind it. The first floor has no less than five bedrooms, plus a bathroom, separate toilet and an en-suite. So the main bedroom also as an extension, gives the best views over the village and church, not only this but is has a walk in dressing room and a spacious en-suite four piece bathroom. There are three other double bedrooms and a single. Lots of potential here to reconfigure to suit. Externally the rear garden has a patio area to enjoy and then terraces areas of lawn and shingle surrounded by shrubs, flowers and trees, there are also two ponds and access to the front garden. The front garden spans out with a lawn area, some shrubs and trees give privacy and ample block paved drive way accommodating up to four cars.

GROUND FLOOR

ENTRANCE HALL 1.65m x 1.21m (5'4" x 3'11")
A door tot he front aspect with double glazing and lead lattice style.

HALLWAY
A door to the front aspect with single glazing, internal doors leading to a variety of rooms. cove ceiling stairs leading to the first floor, radiator and a telephone point.

LIVING ROOM 6.09m x 3.66m (19'11" x 12'0")
A double glazed window to the front and side aspects, single glazed French doors leading into the dining room, coved ceiling, two wall lights, a focal stone fire place with a coal effect gas fire, two radiators, television and telephone points.

DINING ROOM 3.80m x 2.89m (12'5" x 9'5")
A window to the side aspect with obscure double glazing and a double glazed window to the rear aspect, access door into the kitchen, textured and coved ceiling, four wall lights and a radiator.

KITCHEN 5.01m max x 3.09m (16'5" max x 10'1")
A window to the side aspect with double glazing and opening into the garden room beyond. There is a range of wall and base units with laminate work surfaces, stainless steel sink/drainer with mixer tap. There is an integral induction hob with an extractor hood over, electric oven and spaces for a dish washer and American fridge/freezer. There is also a pantry cupboard with shelving and the room has a vinyl floor.

GARDEN ROOM 4.33m x 3.64m (14'2" x 11'11")
There are double glazed windows to the side and rear aspects and a double glazed door to the side aspect, two radiators, television point, telephone point and a short flight of stairs leading to a lobby with a storage cupboard , cork tiled flooring and a double glazed door to the rear aspect.

UTILITY ROOM 2.39m x 2.25m (7'10" x 7'4")
A wooden stable door to the side aspect with a obscure window, and a double glazed window to the rear aspect, a wall mounted Potterton boiler, wall units and a laminate work top with a Belfast style sink, space for a washing machine and tumble dryer, radiator and tiled flooring.

CLOAKROOM 1.39m x 1.20m (4'6" x 3'11")
A double glazed obscure window to the rear aspect, textured and coved ceiling, low level WC, pedestal wash hand basin and a white towel radiator.

GARAGE 5.59m x 2.34m to pillar (18'4" x 7'8" to pillar)
An up and over door tot he front aspect, a side access door and a double glazed obscure window to the side aspect, power and light, fuse box and meters.

FIRST FLOOR

LANDING
Loft hatch with lights and partial boarding, smoke alarm and an airing cupboard.

BEDROOM ONE 4.22m x 3.54m (13'10" x 11'7")
A double glazed window to the front aspect, coved ceiling recessed spot lights, radiator and television point.

DRESSING ROOM 2.57m x 1.38m (8'5" x 4'6")
An obscure double glazed window to the side aspect, loft hatch and a radiator.

EN-SUITE 3.53m x 1.86m (11'6" x 6'1")
An obscure double glazed window to the rear aspect, recessed spot lights, tiled walls and a towel radiator, a four piece suite comprising of a corner bath, shower cubicle with a mixer shower over, pedestal wash hand basin and a low level WC, finished with vinyl flooring.

BEDROOM TWO 3.73m to door recess x 3.67m (12'2" to door recess x 12'0")
A double glazed window to the front aspect, fitted wardrobe and a radiator.

BEDROOM THREE 3.73m max x 2.35m (12'2" max x 7'8")
A double glazed window to the front aspect, fitted wardrobe and a radiator.

BEDROOM FOUR 3.24m max x 2.22m (10'7" max x 7'3")
A double glazed window to the rear aspect, fitted wardrobe and a radiator.

BEDROOM FIVE 2.25m x 2.13m (7'4" x 6'11")
A double glazed window to the rear aspect.

BATHROOM 2.32m x 1.58m (7'7" x 5'2")
An obscure double glazed window to the rear aspect, partially tiled walls, shaving socket, white towel radiator, pedestal wash hand basin, panel bath with glass shower screen and electric shower over and finished with vinyl flooring.

WC 1.39m x 0.89m (4'6" x 2'11")
An obscure double glazed window to the side aspect, a white towel radiator, vanity unit and wash hand basin, low level WC and vinyl flooring.

EXTERNALLY
REAR GARDEN
Enclosed by wooden fencing and a hedge and a side access gate. The garden is section up into areas of varying textures. starting with a patio area immediately access from the garden room, ideal for outside dining, there is a water tap here too. The next section is laid to lawn with shrubs and trees with a pathway and two fish ponds with filtration systems. The upper area is to grow vegetables.

FRONT GARDEN
A hedge and shrub border with a a good variety of plants and some trees, laid to lawn centrally.

PARKING
Laid to block paving and provides space for four cars.

TENURE
The property is Freehold

COUNCIL TAX BAND
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.

