

St Johns Road

Timsbury, Bath, BA2 0HR

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£340,000 Freehold

An extended and beautifully presented three bedroom semi detached family home, situated in a tucked away location with a garage, off road parking, enclosed garden to the rear and views from the first floor. Viewing comes highly recommended.

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DESCRIPTION

An extended and beautifully presented three bedroom semi detached family home, situated in a tucked away location with a garage, off road parking, enclosed garden to the rear and views from the first floor. The property is located within the popular village of Timsbury which is approximately 8 miles from Bath City Centre and offers deceptively spacious downstairs accommodation. In brief the accommodation comprises an entrance hall with stairs rising to the first floor, a storage cupboard and a cloakroom leading off. A door from the hall leads into the sitting room which has an understairs storage cupboard and an opening into the kitchen/diner. There are bi-fold doors from the dining area leading to the enclosed garden at the rear and there are a range of fitted wall and base units with solid oak worktops over, space for appliances and an integrated dishwasher. To the first floor there are three bedrooms, two double and one single. There is a modern family bathroom with a heated towel radiator. From the first floor to the rear, there are views across open countryside and beyond.

OUTSIDE

To the front of the property there is parking for 2 cars with access to the single garage which has an up and over door with power and light. The enclosed gardens to the rear are southerly facing and are encompassed by fencing with a paved seating area, lawned gardens,

raised flowerbed and borders and a decked seating area with wooden pergola over.

LOCATION

Timsbury is a large and vibrant village just about 20 minutes from Bath. There is an active community with a pub, shop, doctor's surgery, community hall with library and primary school (St Mary's). The historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There are many very good state and private schools in Bath and the area, with excellent private schools also in Wells and at Downside. The Bath schools include King Edwards, The Royal High School, Monkton Combe and Prior Park. The state schools in Bath and nearby Writhlington and Midsomer Norton have excellent reputations. The Mendip Hills provide a variety of leisure pursuits with horse riding, hunting, walking, cycling, diving and dry ski slopes all in the vicinity. Bath and Bristol are within easy commuting distance. Bristol Airport the M4 and M5 are all within easy reach.

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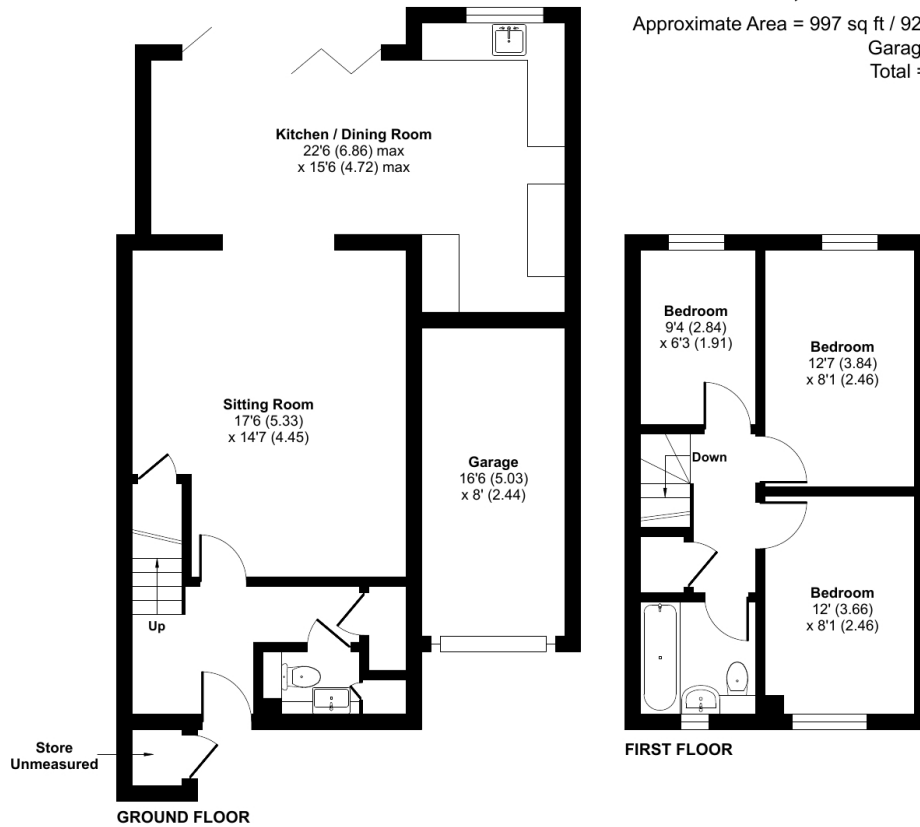
St. Johns Road, Timsbury, Bath, BA2

Approximate Area = 997 sq ft / 92.6 sq m (excludes store)

Garage = 126 sq ft / 11.7 sq m

Total = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Cooper and Tanner. REF: 1197761

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