

# Bell Close

Farmborough, Bath, BA2 0AP

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## £565,000 Freehold

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## Farmborough, Bath

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### DESCRIPTION

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### OUTSIDE

To the front of the property there is a spacious driveway providing parking for several vehicles which in turn leads to the integral single garage. There is a lawned garden with a selection of mature shrubs and bushes with a paved seating area outside of the sitting room window. Side access leads to

the enclosed rear garden which has been terraced and landscaped by the vendors with a paved seating area with canopy over, lawned areas, mature flowerbeds and borders, garden shed and all being encompassed by fencing and hedging.

### LOCATION

Farmborough is a village situated approximately 6 miles southwest of Bath. It has a primary school, public house, hair salon and a community run shop and café. The market town of Midsomer Norton is approximately 5 miles from Farmborough and is situated within the attractive rural area between Bath and the Mendip Hills. It has been a traditional market town for centuries. The town is characterised by the River Somer which runs the length of the High Street. Midsomer Norton provides shopping and service industries for the surrounding areas. The town has four primary schools and two large secondary schools, and is also home to a leisure centre, and several sports clubs.

### COUNCIL TAX BAND

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### AGENTS NOTE

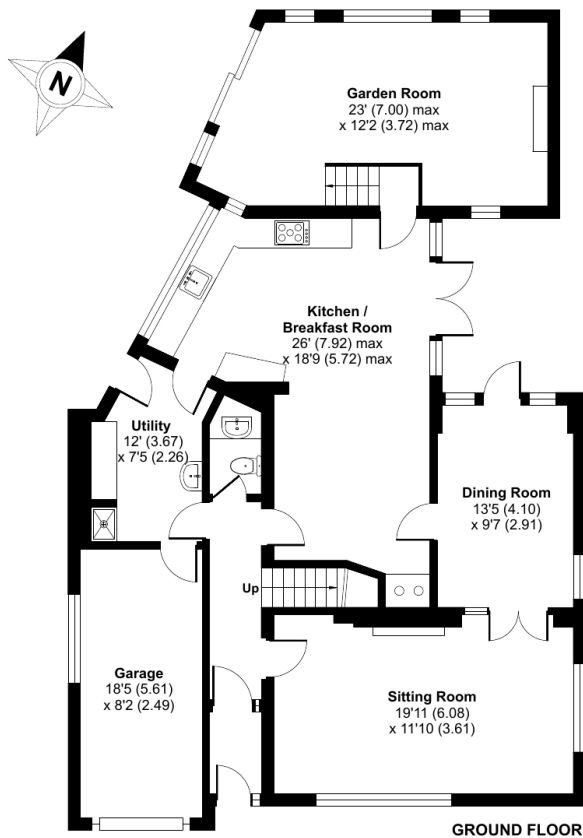
Our vendors are looking to move to Timsbury and downsizing from their current property.











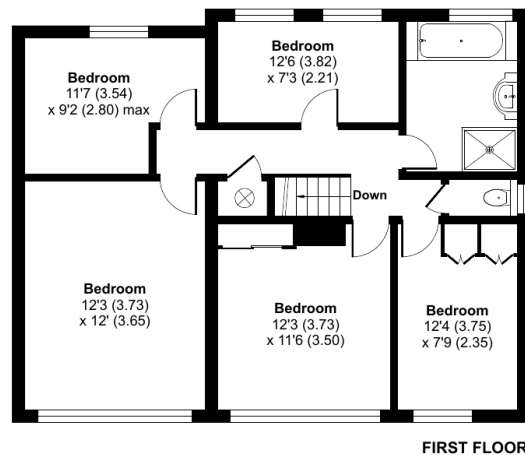
## Bell Close, Farmborough, Bath, BA2

Approximate Area = 2023 sq ft / 188 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 2168 sq ft / 201.4 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1258699

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