

Tunley

Bath, BA2 0DT

COOPER
AND
TANNER



£425,000 Freehold

A charming three/four bedroom semi detached family home being offered for sale with no onward chain, located in the desirable village of Tunley, six miles south west from the City of Bath. The property has been updated by the present owners over the years and benefits from driveway parking and an enclosed garden to the rear.

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DESCRIPTION

A charming three/four bedroom semi detached family home being offered for sale with no onward chain, located in the desirable village of Tunley, six miles south west from the City of Bath. The property has been updated by the present owners over the years and benefits from driveway parking and an enclosed garden to the rear with home office. In brief the accommodation comprises an entrance porch with a door into the hallway which has stairs rising to the first floor. There is a sitting room to the front of the property with feature fireplace, a 22ft kitchen/diner with a range of fitted wall and base units with quartz worktops over, breakfast bar and integrated oven, hob and dishwasher with space for a fridge freezer and opens up into the conservatory which overlooks the garden. In addition to the downstairs there is a useful utility room and shower room. From here a door leads into the additional reception room/bedroom which formally was the garage. To the first floor there are three bedrooms, two double and one single. The family bathroom has a spacious bath and separate shower cubicle. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

To the front of the property is driveway parking for 1 car with an area of low maintenance garden with a paved

pathway leading to the front door. Side access to the left of the property leads through to the rear garden. The enclosed gardens to the rear enjoy a sunny aspect with a large decked seating area, lawned areas, raised flowerbeds and borders housing a wide selection of mature plants and shrubs. There is a 17ft home office within the garden which has power and light and is an ideal area for people wishing to work from home. Alternatively it could be used as a games room or summerhouse. There are also two additional sheds within the garden.

LOCATION

Tunley is a small village approximately 6 miles south west of the City of Bath and close to the village of Timsbury which has a range of amenities and a primary school. It has a popular Gastro pub The King William and Recreation Centre. 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.

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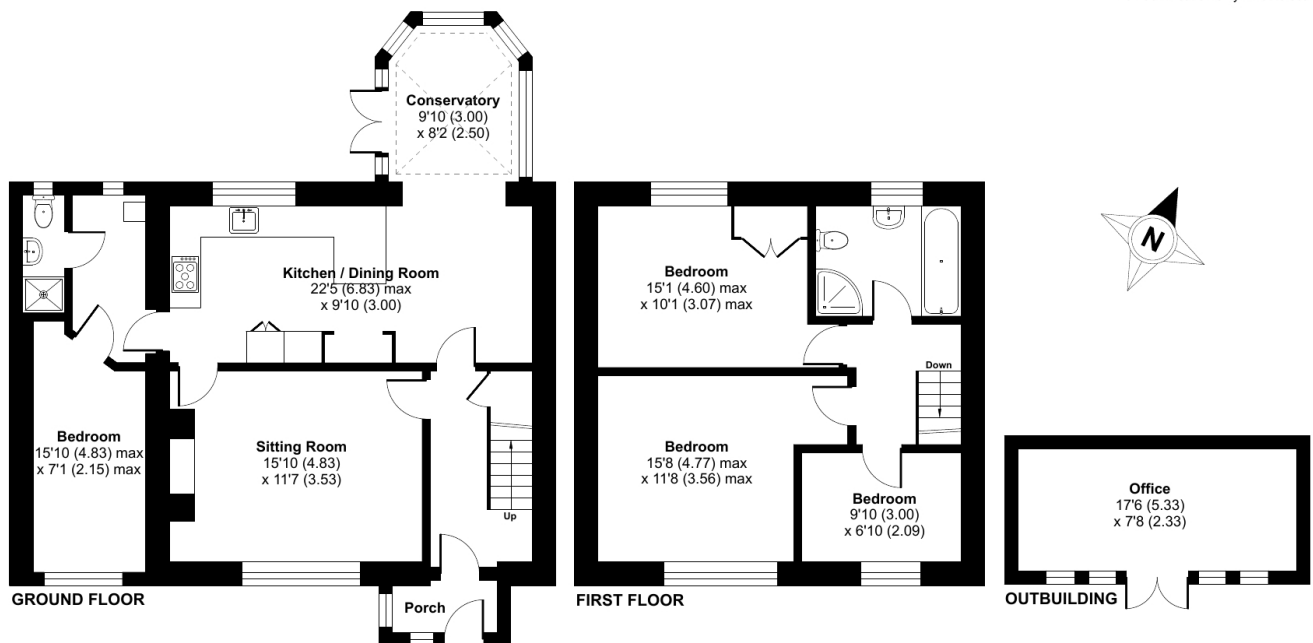
Mandys, Tunley, Bath, BA2

Approximate Area = 1336 sq ft / 124.1 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 1470 sq ft / 136.5 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: 1285703

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