

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road Saltford Bristol BS31 3BA Tel: 01225 400400 Fax: 01225 400401  
e-mail: saltford@daviesandway.com

Bezant North Road Timsbury Bath BA2 0JN



£295,000

Requiring updating and improvement yet ready for immediate occupation a three bedroom detached bungalow situated in a non estate location offering great potential.  
Available with no upward sales chain.

\* Entrance porch \* lounge \* kitchen \* 3 bedrooms \* shower room \* gas central heating & double glazing \* garden \* garage & parking \*



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## Bezant North Road Timsbury Bath BA2 0JN

An opportunity has arisen to purchase this detached bungalow in the sought after village of Timsbury. Standing on a level plot there is potential subject to necessary planning consents to extend and alter the accommodation but as noted previously is ready for immediate occupation.

Timsbury is a popular country village which lies some 5 miles south of the Georgian City of Bath with its wide range of educational and cultural facilities. The village offers a range of local amenities including a post office/general store, chemist, primary school, church, doctors, tea room. There is a regular bus service through the village. For those wishing to commute to the major cities of Bristol and Bath access by road is good and the towns of Keynsham and Midsomer Norton are close by.

Inn fuller detail the accommodation comprises (all measurements are approximate):

Double obscure glazed entrance door to

**ENTRANCE PORCH:** Obscure glazed inner door to

**HALLWAY:** Radiator, access to loft space. Fitted storage cupboards.

**LOUNGE:** 5.30m x 4.43m (17' 4" x 14' 6") (into bay) Double glazed bay window to front aspect and double glazed window to side aspect. Stone built fireplace surround with gas fire. Radiator.

**KITCHEN:** 3.59m x 3.03m (11' 9" x 9' 11") Double glazed window to rear aspect, double glazed window to side aspect and obscure double glazed door. Fitted with a range of fitted floor units with inset stainless steel sink unit, space for cooker and upright fridge/freezer. Space and plumbing for automatic washing machine. Floor standing Potterton Kingfisher gas boiler. Radiator, shelved pantry and shelved airing cupboard housing hot water cylinder. Tiled floor and tiled surrounds.

**BEDROOM ONE:** 4.39m x 3.86m (14' 4" x 12' 7") (into bay) Double glazed bay window to front aspect. Radiator.

**BEDROOM TWO:** 3.61m x 2.81m (11' 10" x 9' 2") Double glazed window to side aspect. Radiator.

**BEDROOM THREE:** 2.59m x 2.40m (8' 5" x 7' 10") Double glazed window to rear aspect. Radiator.

**SHOWER ROOM (FORMER BATHROOM):** Double obscure window to rear aspect. Double shower enclosure with mixer shower unit, pedestal wash hand basin, low level wc, radiator, tiled wall surrounds.

### OUTSIDE

Approached via double gates a tarmacadam driveway providing parking for up to three cars and the approach to the **GARAGE** 4.47m x 3.22m (14' 7" x 10' 6") (internal measurements). Metal up and over door with power and light. The **FRONT** garden is low maintenance paved with shrub and flower beds. a pedestrian gate leads to the **REAR GARDEN** 12.67m x 12.31m (41' x 40') (including garage) is enclosed by wall and fencing. The garden is low maintenance with paving, shrub and flower beds. A lean to aluminium framed glasshouse, outside tap.

**AGENTS NOTE:** The photovoltaic panel on the roof is owned and provide supplementary hot water and is included in the sale.

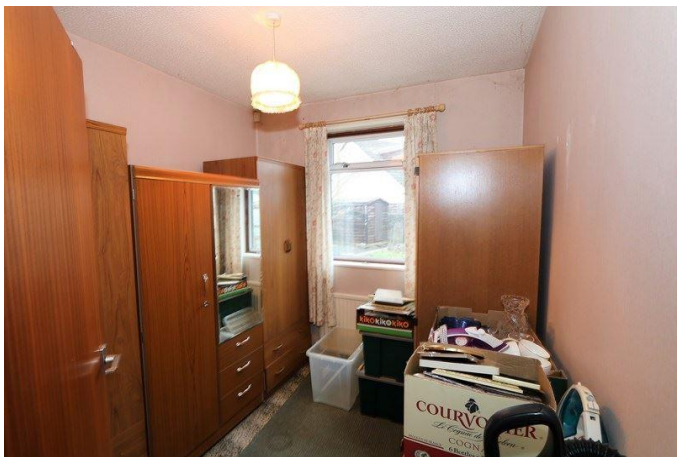
**Council Tax:** According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

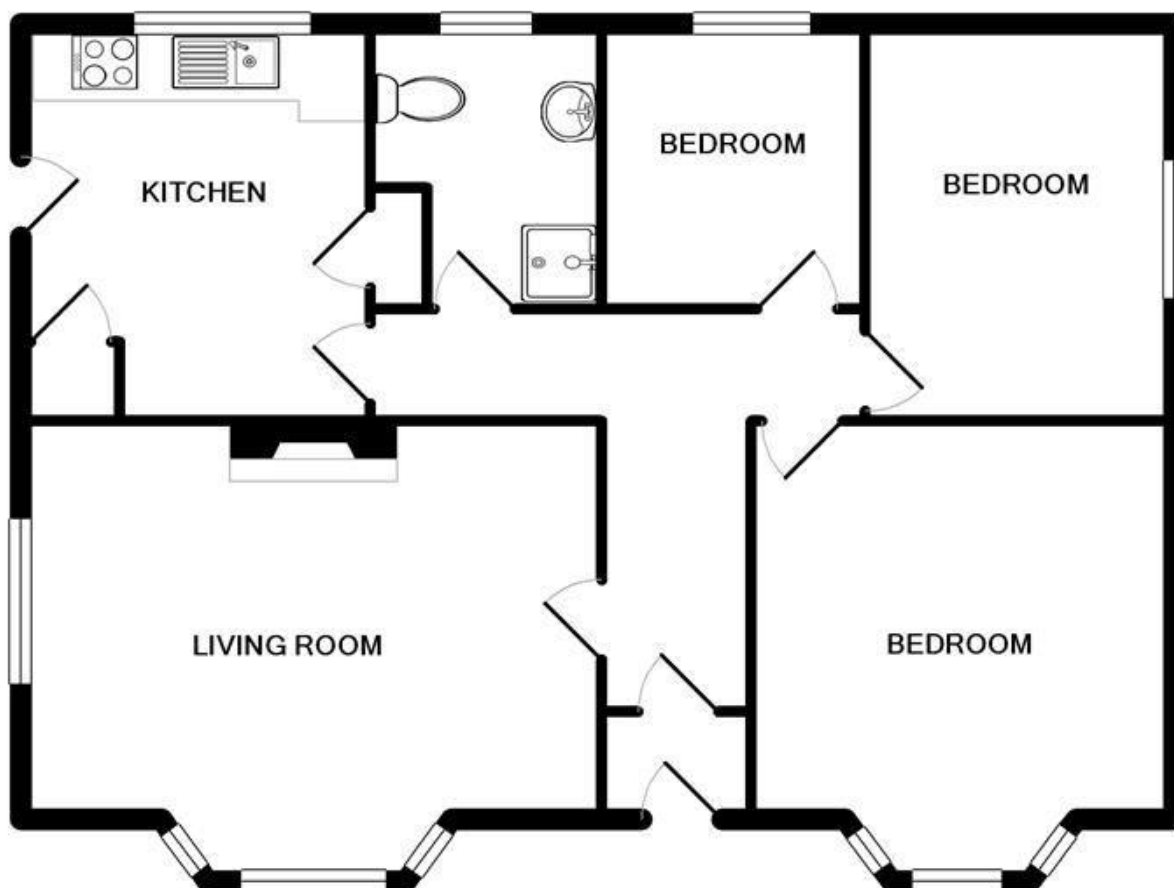
**DIRECTIONS:** Entering Timsbury from the direction of Farmborough take a left hand turning at Bloomfield Road crossroads. Continue along North Road passing the shops and where the road bears to the right Bezant will be found on the right hand side recognised by the for sale board.

**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400**

**REF UWR1123**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





TOTAL APPROX. FLOOR AREA 78.0 SQ.M. (840 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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**DATA PROTECTION ACT 1998:** Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.