

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

5 Herbert Gardens Farmborough Bath BA2 0FE



£395,000

*** Help to Buy Available *** A brand new four bedroom detached house within a private development of quality new homes. The property enjoys a good size level enclosed rear garden with rural views beyond.

* Gas fired central heating & uPVC double glazing * carpets & floor coverings included * entrance hall * cloak/wc * living room * kitchen/dining room with built in appliances * 4 bedrooms * en suite shower room to master * bathroom * open plan front garden * driveway & attached garage * level enclosed rear garden *



www.daviesandway.com

5 Herbert Gardens Farmborough Bath BA2 0FE

Herbert Gardens is an exciting select development of 2, 3 and 4 bedroom family homes in a popular village location with easy access to Bristol and Bath and the nearby towns of Keynsham and Midsomer Norton.

Farmborough is a vibrant village community with two public houses, garage, parish church, hairdressers, community hall and shop and Church of England Primary School rated outstanding by Ofsted. Nearby Marksburly has a general Co-Operative store and petrol station for day to day requirements with village stores and further amenities available at Timsbury and High Littleton while the town of Keynsham has a Waitrose supermarket and is within easy driving distance. Bristol Airport is some 13 miles away.

The development is nearing completion and has been constructed by Ken Biggs Contractors, a local building firm based in High Littleton with an excellent reputation having been originally established in 1928. The property has the benefit of an NHBC guarantee.

The homes have been thoughtfully designed with contemporary kitchens and bathrooms and an attractive traditional cottage style appearance.

Number 5 Herbert Gardens is a four bedroom detached house with a larger than average size rear garden and an attached garage and parking.

In fuller detail the accommodation comprises (all measurements are approximate);

GROUND FLOOR

CANOPIED ENTRANCE PORCH:

Entrance door with double glazed panel leading to

HALLWAY: Staircase rising to first floor with understairs cupboard beneath. Radiator.

CLOAK/WC: White suite with chrome finished fittings comprising wc with concealed cistern, pedestal wash hand basin with tiled splashback. uPVC double obscure glazed window, radiator.

LIVING ROOM: 5.47m x 2.94m (17' 11" x 9' 7") uPVC double glazed window to front aspect, two radiators, uPVC double glazed french doors to rear garden.

KITCHEN/DINING ROOM: 7.96m x 3.33m (26' 1" x 10' 11") uPVC double glazed windows to front and side aspects and uPVC double glazed french doors to rear garden, two radiators. The kitchen area is furnished with an extensive range of gloss white wall and floor units with contrasting work surfaces and up stands. Stainless steel single drainer sink unit with mixer tap, built in dishwasher, fridge/freezer, four ring stainless steel gas hob with extractor above, stainless steel back panel and built in oven beneath. The units provide a range of drawer and cupboard storage space and there is a concealed gas fired boiler.

FIRST FLOOR

LANDING: uPVC double glazed windows to front and rear aspects, two radiators, built in cupboard with hot water cylinder.

BEDROOM ONE: 3.50m x 3.31m (11' 5" x 10' 10") uPVC double glazed window to rear with rural views, radiator.

EN SUITE SHOWER ROOM: uPVC double obscure glazed window. White suite with chrome finished fittings comprising wc with concealed cistern, pedestal wash hand basin with mixer tap and fully tiled corner shower enclosure with thermostatic shower head. Heated towel rail.

BEDROOM TWO: 3.63m (11' 10") (to max) x 2.96m (9' 8") uPVC double glazed window to front aspect. Radiator.

BEDROOM THREE: 3.33m x 2.14m (10' 11" x 7') uPVC double glazed window to front aspect, radiator.

BEDROOM FOUR: 3.0m x 2.43m (9' 10" x 8') uPVC double glazed window to rear aspect with rural views, radiator.

BATHROOM: White suite with chrome finished fittings comprising wc with concealed cistern, pedestal wash hand basin with mixer tap and panelled bath with bath mounted shower screen and thermostatic shower head above. Extensively tiled surrounds.

OUTSIDE

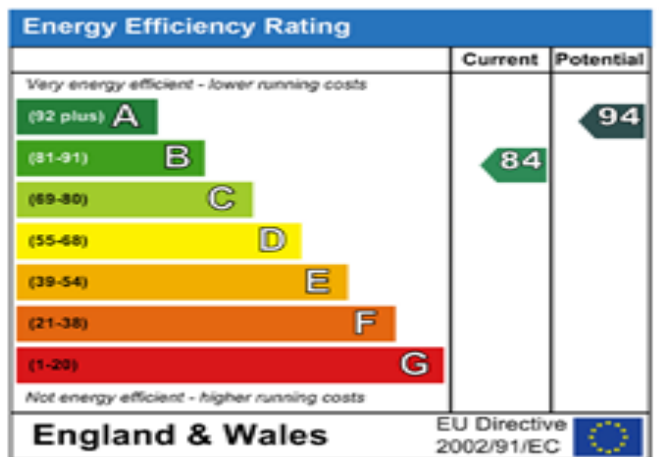
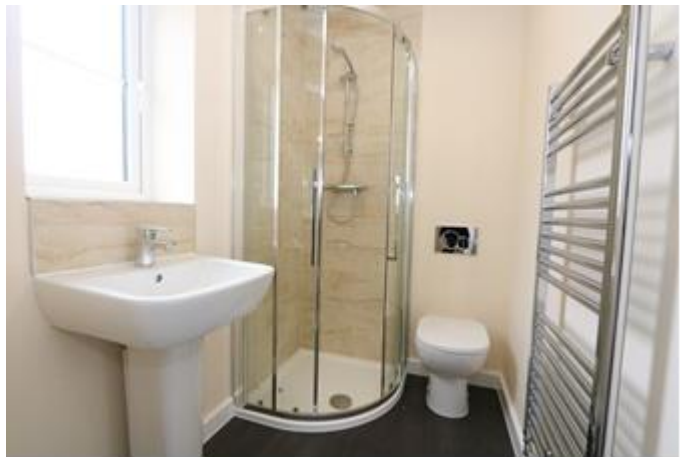
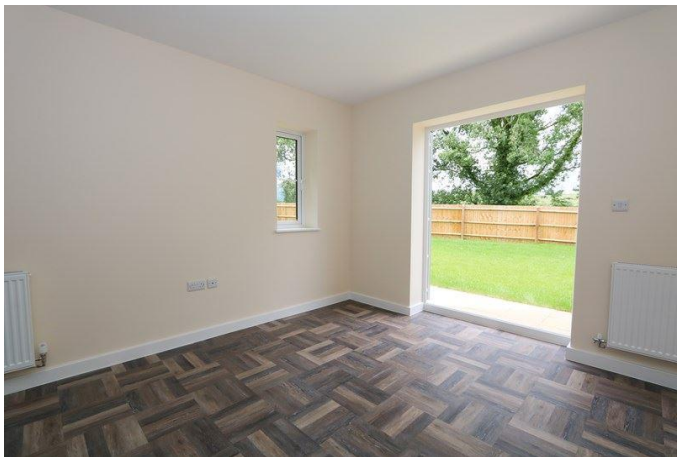
To the **FRONT** of the property there is an open plan garden laid to lawn with a driveway leading to an **ATTACHED GARAGE** 6.0m x 3.0m (19' 8" x 9' 10") up and over entrance door, power and light connected and uPVC double glazed personal door leading to the garden. There are gated access points to both sides of the property leading to the **GOOD SIZE LEVEL REAR GARDEN** approximately 17m (55') wide with a maximum depth of 13m (42') Immediately to the rear of the property is a paved patio terrace beyond which the garden is laid to lawn and is enclosed by timber fencing. An outside water tap is provided.

RESERVATIONS: The property is available to reserve now. The reservation fee is £1500. Purchasers will be expected to exchange contracts within 28 days. The property is available with the assistance of the Government Help to Buy Scheme.

DIRECTIONS: Travelling on the A39 in through the village of Farmborough from the direction of Marksburly proceed down the long hill continuing towards High Littleton. The site will be found on the left hand side recognised by the for sale board. Number 5 will be found on the left hand side.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:
01225 400400

REF UWR1169





GROUND FLOOR
APPROX. FLOOR
AREA 72.8 SQ.M.
(783 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 54.8 SQ.M.
(590 SQ.FT.)

TOTAL APPROX. FLOOR AREA 127.6 SQ.M. (1373 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.
Made with Metropix ©2019

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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.