

DAVIES & WAY

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

The Timbers Bridge Place Road Camerton Bath BA2 0PD



OIEO £500,000

A very well presented detached bungalow set on a plot of just under 1/3 of an acre offering spacious adaptable accommodation in a sought after location within commuting distance of Bristol and Bath.

* Porch * hallway * living room * dining room * conservatory * kitchen/breakfast room * external laundry/utility * 4 double bedrooms * en suite shower room to master bedroom * further bathroom & shower room * annexe potential * abundant parking * garage * attractive private gardens * viewing recommended *



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The Timbers is a spacious detached bungalow which is very well presented throughout and offers versatile accommodation which our Vendors have made utilised operating a successful bed and breakfast enterprise from the property. The configuration of the accommodation is such that part of it can be used as an annexe comprising two adjoining rooms and a shower room with access via a rear hallway to the outside.

The accommodation is approached through an entrance porch through an 'L' shaped hallway, there is a good size living room with a picture window to the front and french doors to side and glazed double doors leading to a dining room with a double glazed conservatory beyond. There is also a generously proportioned and well appointed kitchen/breakfast room. In total there are four double bedrooms two of which are interconnecting with an adjacent shower room while the master bedroom has a large en suite shower room and the fourth bedroom is served by an en suite bathroom and cloakroom.

The Timbers enjoys a corner plot location with a five bar gate making access from Bridge Place Road to an extensive driveway, parking and turning area which could accommodate numerous vehicles. There is a single garage with ample scope to accommodate motor home, caravan, boat etc. To the rear there is a large garden with a full width terrace at the rear of the bungalow. The garden is mature laid predominately to lawn with decked areas and steps raising to a further area formerly associated with the railway line which served the coal mining activities in the area back in the 19th Century.

Camerton is a traditional rural community providing local facilities including a church, village hall and playing fields. The villages of Timsbury and Peasedown St John provide day to day shopping facilities and a post office as well as sporting and recreational facilities. Camerton is well placed to commuting to the Cities of Bristol, Bath and Wells as well as the Towns of Shepton Mallet, Frome, Midsomer Norton and Keynsham.

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

ENTRANCE PORCH: uPVC double glazed door and windows, tiled floor, uPVC double glazed inner door and side screen to

'L' SHAPED HALLWAY: Covered radiator, deep built in cloaks/storage cupboard.

LIVING ROOM: 5.75m x 4.53m (18' 10" x 14' 10") uPVC double glazed picture window to front aspect and uPVC double glazed french doors to side, covered radiator and further radiator. Attractive marbled fireplace with electric remote control log effect fire. Ceiling mounted downlighters. Glazed double doors to

DINING ROOM: 3.96m x 3.31m (13' x 10' 10") Ceiling mounted downlighters, radiator. Sliding double glazed patio door to

DOUBLE GLAZED CONSERVATORY: 3.63m x 2.63m (11' 10" x 8' 7") Tiled floor, fitted roof blinds.

KITCHEN/BREAKFAST ROOM: 3.93m x 3.82m (12' 10" x 12' 6") uPVC double glazed picture window overlooking the rear garden, built in shelved larder and separate airing cupboard with hot water cylinder and fitted shelving. Worcester oil fired boiler. The kitchen is furnished with an excellent range of modern wall and floor units with rolled edged work surfaces and tiled surrounds. Inset one and a quarter bowl sink unit with mixer tap, built in four ring hob with canopied extractor hood above and eye level double oven. Plumbing for dishwasher, space for fridge/freezer.

REAR HALLWAY: uPVC double glazed door to outside.

BEDROOM: 4.43m (14' 6") to max x 2.69m (8' 9") uPVC double glazed window to front aspect, radiator, door to

BEDROOM: 5.03m x 2.40m (16' 6" x 7' 10") uPVC double glazed window to front aspect, radiator, further double glazed window to side aspect.

SHOWER ROOM: uPVC double obscure glazed window to rear aspect. Wet walling. White suite with chrome finished fittings comprising low level wc, pedestal wash hand basin and corner shower enclosure with Triton shower, heated towel rail.

NB: It would be possible with relatively straight forward adaptations to provide a separate access to the second bedroom and this area of the property has clear potential for use as an annexe if required.

MASTER BEDROOM: 3.65m x 3.63m (12' x 11' 10") uPVC double glazed window to front aspect, radiator.

EN SUITE SHOWER ROOM: 2.68m x 2.59m (8' 9" x 8' 5") uPVC double obscure glazed window, radiator. Modern contemporary suite comprising wc with concealed cistern, wash hand basin set in marble top vanity unit with drawers and cupboards, heated towel rail and large walk in shower enclosure with multi jet thermostatic shower.

BEDROOM: 3.63m x 3.04m (11' 10" x 10') uPVC double glazed window overlooking the rear garden, radiator.

EN SUITE CLOAKROOM: (Excluded from measurements) With wc and wash hand basin.

FAMILY BATHROOM: Double obscure glazed window to rear aspect, heated towel rail. White suite comprising low level wc, pedestal wash hand basin and panelled bath with shower screen with independent electric shower. Tiled surrounds, radiator.

OUTSIDE

The property enjoys a **LARGE CORNER PLOT** extending in total to approximately 0.30 of an acre. There is a five bar gate leading from Bridge Place Road to an extensive gravelled driveway providing a parking and turning area and space to accommodate numerous vehicle, the driveway has dusk till dawn lighting. Attached to one side of the bungalow is a **GARAGE** 5.60m x 2.64m (18' 4" x 8' 7") with up and over door, power and light, window and personal door. The **FRONT GARDEN** is laid to lawn with rockery style borders with shrubs, bushes and slate chips together with a number of specimen trees. The garden continues to the side of the bungalow where there is a further parking area ideal for caravan, boat etc with an outside water tap to one side. Immediately to the rear of the bungalow is a full width paved terrace ideal for outdoor entertaining with a plastic oil storage tank and timber garden shed to one side.

Integral with the property and approached from the terrace is a **LAUNDRY ROOM/UTILITY** 2.39m x 1.20m (7' 10" x 3' 11") with plumbing for automatic washing machine and vent for tumble dryer.

The **REAR GARDEN** is a delightful feature of the property being private and mature. There is an extensive level lawn with a raised timber sun deck and mature cultivated borders, steps lead to a terraced area laid to gravel which forms part of the old railway line. To the rear is a range of outside lighting and power.

The **CELLAR** is accessed by staircase from trap door.

AGENTS COMMENTS: We understand all main services are available. Gas is within the plot but not connected to the property.

DIRECTIONS: Travelling on the A39 proceed through Marksbury to the village of Farmborough. Turn left into Timsbury Road. At Bloomfield Road crossroads in Timsbury turn left proceeding through the village and at the sharp left hand bend at the end of the village continue taking the next turning on the right hand side at the mini roundabout into Red Hill signposted Camerton. Follow the road to the bottom of the hill at the crossroads and turn left into Bridge Place Road and the property will be found immediately on the left hand side.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400 REF UWR1013

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 61 |
| (39-54) E | | |
| (21-38) F | 23 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |



The Timbers
 Bridge Place Road, Carnerton,
 England, BA2 0PD
 Approx. Gross Internal Area
 1848 Sq Ft - 171 Sq M
 (including Garage)



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 All measurements are approximate and based on information supplied by the seller.
 Plan is for illustration purposes only. Not drawn to scale.

Capture.

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