

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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9 Bath Road Farmborough Bath BA2 0BT



OIEO £300,000

A substantial traditional semi detached house set in a semi elevated position in the village with a good size garden together with a garage and parking.

* Good size accommodation * ready to move into with further potential * entrance porch * open plan lounge/dining room * kitchen/breakfast room * ground floor wc * 3 bedrooms * shower room
* good size mature garden * rear vehicular access * garage & parking * available with no upward sales chain *



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The property comprises a traditional semi detached house originally dating we believe circa 1910-1920. On the ground floor there is a good size open plan lounge/dining room to the front of the property with a kitchen/breakfast room to the rear overlooking the rear garden, a rear porch and downstairs wc. On the first floor there are three bedrooms and family shower room. On the outside there are mature gardens to front and rear with a garage and parking space approached by a rear service road.

The property is situated on the northern side of the village of Farmborough with open countryside to the rear and in a commanding position with wide spread views across the village. Farmborough is a thriving village community with two public houses, a popular primary school, village hall and hairdressers. A local shop and petrol station is at nearby Marksbury and the secondary school catchment is for Norton Hill at Midsomer Norton.

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

GROUND FLOOR

ENTRANCE PORCH: uPVC double glazed entrance door and windows, polycarbonate roof, tiled floor, uPVC double glazed inner door to

HALLWAY: Staircase rising to first floor with turned spindle balaustrade, radiator, wall mounted uplighters.

OPEN PLAN LOUNGE/DINING ROOM: 6.83m x 4.56m (22' 4" x 15') reducing to 3.5m (11' 5") Two uPVC double glazed windows to front aspect and further uPVC double glazed window to side. Timber fire surround with tiled inset and hearth and living flame gas fire.

KITCHEN/BREAKFAST ROOM: 3.91m x 2.88m (12' 9" x 9' 5") Two uPVC double glazed windows overlooking the rear garden, tiled floor, radiator, ceiling mounted downlighters. Furnished with a 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 cooker hood above and oven beneath. Plumbing for automatic washing machine and dishwasher.

REAR LOBBY: With uPVC double glazed door to outside, understairs storage cupboard.

CLOAK/WC: uPVC double obscure glazed window, low level wc, radiator.

FIRST FLOOR

LANDING: Access to roof space with pull down ladder.

BEDROOM ONE: 4.58m x 3.46m (15' x 11' 4") uPVC double glazed to front aspect with views across the village, radiator, cupboard with Worcester gas fired combination boiler (excluded from measurements). Range of built in wardrobes (included in measurements) set behind sliding doors.

BEDROOM TWO: 3.32m x 2.73m (10' 10" x 8' 11") uPVC double glazed window to front aspect with views across the village, radiator.

BEDROOM THREE: 2.73m x 2.39m (8' 11" x 7' 10") uPVC double glazed window to rear aspect, radiator, farmland views.

SHOWER ROOM: White suite comprising low level wc, bidet and pedestal wash hand basin with tiled splash back. Large fully tiled shower enclosure with Mira Excel shower. Radiator. uPVC double obscure glazed window.

OUTSIDE


To the **FRONT** of the property is a stone boundary wall to Bath Road with a garden laid to lawn with mature shrubs and bushes. There is a shared pedestrian pathway leading to the front door and providing the access to the

GOOD SIZE REAR GARDEN some 22m (72') deep. The garden comprises a paved patio and is laid mainly to lawn with shrubs and bushes, an ornamental pond and timber arbour. There is a timber summerhouse and shed with power connected. Beyond the garden there is rear vehicular access leading to a detached sectional concrete **GARAGE** 4.95m x 3.18m (16' 2" x 10' 5") with up and over entrance door and power connected and a parking space to the side.

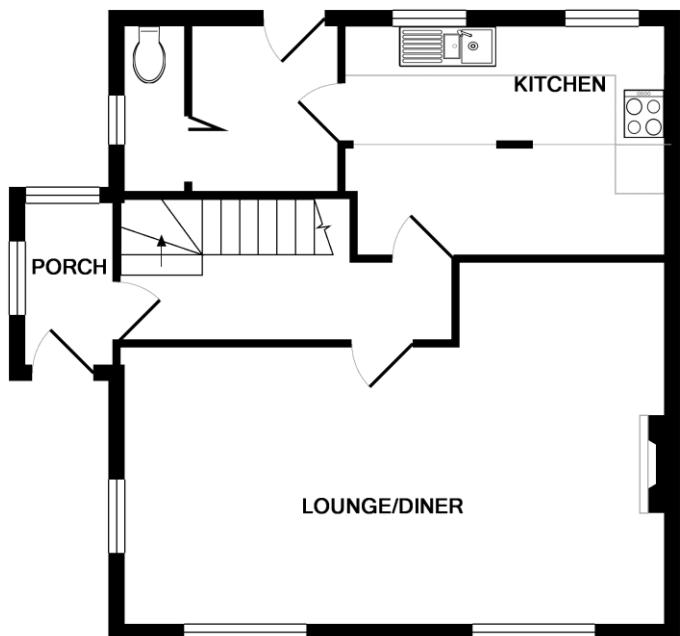
DIRECTIONS: Travelling on the A39 through Marksbury turn left at the traffic lights adjacent to the petrol filling station and follow the road to Farmborough. The property will be found on the right hand side travelling through the village recognised by the for sale board.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

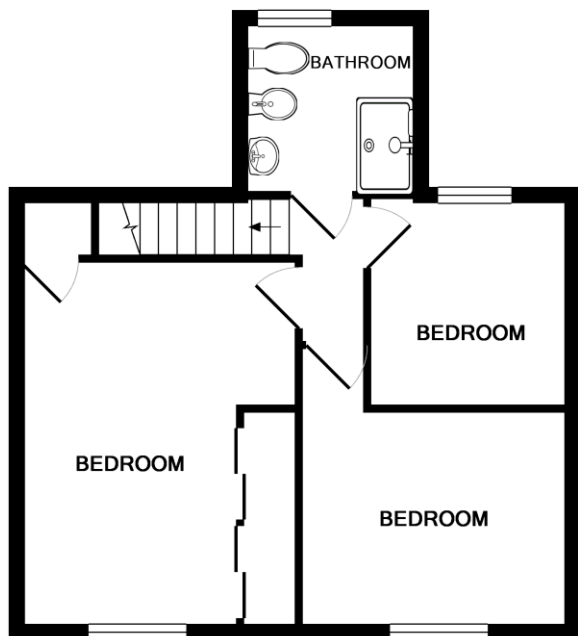
REF UWR1017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





GROUND FLOOR
APPROX. FLOOR
AREA 54.0 SQ.M.
(581 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.4 SQ.M.
(445 SQ.FT.)

BATH ROAD FARMBOROUGH BA2 0BT
TOTAL APPROX. FLOOR AREA 95.4 SQ.M. (1027 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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