

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Plot 13 22 Herbert Gardens Farmborough Bath BA2 0FE



£345,000

Plot 13. * HELP TO BUY AVAILABLE* A brand new 4 bedroom link detached house within a private development of quality new homes. The property enjoys an enviable southerly facing aspect overlooking fields.

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



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Herbert Gardens is an exciting and select development of two, three and four 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, a garage, parish church, hairdressers, a community hall and a village Church of England primary school rated outstanding by Ofsted. Nearby Marksbury has a general Co-Operative store and petrol station for day to day requirements with village stores and further amenities at nearby Timsbury and High Littleton while the town of Keynsham with it's Waitrose supermarket is within easy driving distance. Bristol Airport is some 13 miles away.

The development is being constructed by Ken Biggs Contractors Ltd a local building firm based in High Littleton who have an excellent reputation having been established originally in 1928. The properties have the benefit of an NHBC guarantee.

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

PLOT 13 is a 4 bedroom link detached house with garage and parking and comprises (all measurements are approximate)

GROUND FLOOR

TILED CANOPIED ENTRANCE PORCH: Leading to

ENTRANCE HALL: Staircase rising to first floor with cupboard beneath. Wood flooring

CLOAKROOM/WC: White suite with chrome finished fittings, low level wc, pedestal was hand basin. Wood flooring.

LIVING ROOM: 5.71m x 3.39m (18' 8" x 11' 1") French doors to rear garden and window overlooking the rear garden.

KITCHEN/DINING ROOM: 5.71m x 3.47m (18' 8" x 11' 4") Windows to front and side aspects. The kitchen is furnished with a range of Howdens supplied units from the Greenwich range in gloss white with contrasting work surfaces and surrounds, inset sink and built in dishwasher, fridge freezer, four ring gas hob with extractor over and oven beneath. Concealed gas fired central heating boiler. Wood flooring.

FIRST FLOOR

LANDING: Airing cupboard with hot water cylinder, access to loft.

BEDROOM ONE: 3.54m x 3.16m (11' 7" x 10' 4") Window to front aspect with attractive rural views.

EN SUITE SHOWER ROOM: (Excluded from bedroom measurements). Double obscure glazed window. White suite with chrome finished fittings comprising : low level wc, wall hung wash basin and shower enclosure with thermostatic shower. Shaver point. Heated towel rail.

BEDROOM TWO: 3.51m x 3.16m (11' 6" x 10' 4") Window to rear aspect.

BEDROOM THREE: 2.54m x 2.39m (8' 3" x 7' 10") Window to rear aspect.

BEDROOM FOUR: 2.54m x 2.10m (8' 3" x 6' 10") Window to front aspect with attractive rural views.

BATHROOM: White suite with chrome finished fittings. Panelled bath with shower screen and over bath shower, wall hung wash basin and low level wc. Shaver point.

OUTSIDE

There is a small open plan paved front garden.

ENCLOSED REAR GARDEN 10.6m x 7.6m (34' x 24') The garden is level and fenced, laid to lawn with a paved patio. An outside power and water tap are provided.

A driveway leads to the **ATTACHED GARAGE** 6.05m x 3.04m (19' 10" x 10') with up and over entrance door, power and light and personal door connecting to the rear garden.

In addition to the parking at the front of the garage there is an additional space situated close by.

AGENTS NOTE: Some internal photographs shown relate to the carpeted interior of another similar plot.

RESERVATIONS: The property is available to reserve now. The reservation fee is £1500 and purchasers will be expected to exchange contracts within 28 days.

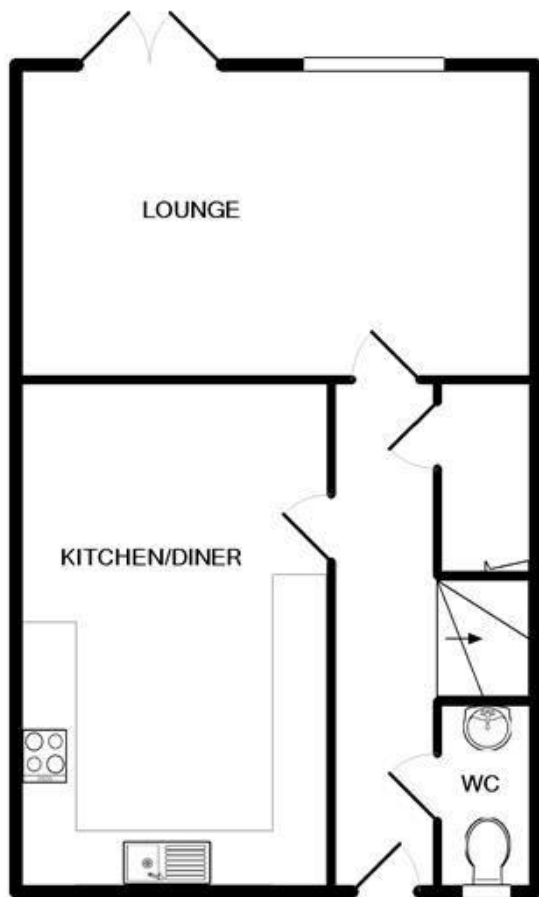
DIRECTIONS: Travelling on the A39 through the village of Farmborough from the direction of Marksbury proceed down the long hill continuing towards High Littleton and the site will be found on the left hand side recognised by the for sale board.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

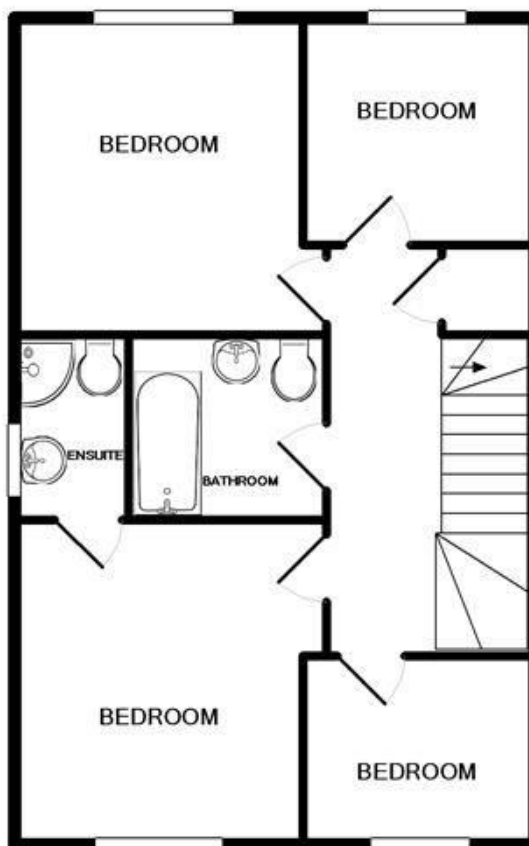
REF UWR1056

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |





GROUND FLOOR



1ST FLOOR

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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