

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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3 North View North Road Timsbury Bath BA2 0JH



£250,000

**A delightful stone built period cottage with a circa 90ft deep southerly facing rear garden. Pleasantly situated in the heart of a popular village with good local amenities and accessible to Bristol and Bath.**

**\* Deceptively spacious accommodation \* open plan living & dining room \* kitchen \* 2 double bedrooms \* family bathroom \* courtyard style front garden \* lovely level circa 90ft deep rear garden with shed/workshop \***



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## 3 North View North Road Timsbury Bath BA2 0JH

3 North View is a delightful period terraced cottage which offers accommodation the proportions of which could be easily misjudged from its pretty though modest facade. On the ground floor there is a good size open plan living and dining room with a staircase leading to the first floor. Beyond this room is the kitchen which is furnished with a range of modern units, a door to the outside in turn leads to the garden. To the first floor are two double bedrooms and an attractive refitted family bathroom. On the outside the property is set back from North Road accessed by a pedestrian pathway to a pleasant courtyard style front garden and a long level rear garden. There is unrestricted on street parking.

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, doctors, church, tea room and public house and 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.

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

### GROUND FLOOR

Panelled entrance door with fan light above leading to

**LOBBY:** Inner door to

**OPEN PLAN LIVING AND DINING ROOM:** 8.23m x 3.36m (27' x 11') uPVC double glazed windows to front and rear aspects, stripped wood floor, two radiators, fireplace with stone surround, slate hearth and pine mantel shelf, turning staircase rising to first floor with turned spindle balaustrade and understairs storage cupboard beneath.

**KITCHEN:** 3.44m x 2.05m (11' 3" x 6' 8") Tiled floor, radiator, uPVC double glazed window and uPVC double glazed door to outside. The kitchen is furnished with a range of modern wall and floor units with rolled edged work surfaces and tiled surrounds, inset stainless steel one and a quarter bowl sink unit with mixer tap. Plumbing for washing machine, built in four ring stainless steel gas hob with extractor above and oven beneath.

### FIRST FLOOR

**LANDING:** uPVC double glazed window, radiator.

**BEDROOM ONE:** 4.26m (14') to max x 3.17m (10' 4") uPVC double glazed window to front aspect, radiator, built in book shelving, deep built in over stairs cupboard with stripped doors (excluded from measurements) and further built in shelf cupboard with stripped doors (included in measurements). Ledged and braced door.

**BEDROOM TWO:** 4.09m x 2.22m (13' 5" x 7' 3") uPVC double glazed window to rear aspect, radiator, access to roof space.

**BATHROOM:** 2.54m x 2.07m (8' 3" x 6' 9") uPVC double obscure glazed window to side aspect, tiled floor, airing cupboard with radiator and Vaillant gas fired combination boiler (included in measurements). The bathroom is furnished with a modern white suite with chrome finished fittings comprising wc with concealed cistern and moulded wash hand basin with mixer tap and cupboard beneath. Bath with glass shower screen and thermostatic shower above. Heated towel rail.

### OUTSIDE

To the **FRONT** of the property the cottage is set back behind Choice Hairdressing Salon which provides a good degree of privacy. A pedestrian pathway leads to a solid gate which in turn gives access to the **COURTYARD** **STYLE** front garden approximately 13.5m (44') deep x 4.7m (15') wide. It comprises an extensive gravelled bed with cultivated borders with shrubs and roses and is enclosed by timber fencing.

Immediately to the rear of the property there is a courtyard area which leads to a **STONE BUILT SHED** 3.0m x 1.45m (9' 10" x 4' 9") with power and light connected. **ATTACHED**

**GARDEN STORE** 1.22m x 1.45m (4' x 4' 9") (maximum measurements).

There is a long **REAR GARADEN** some 28m (91') deep and 4.5m (14') wide attractively landscaped in a series of distinct areas the first comprising a gravelled patio with a timber arch leading to a lawned garden with flower and shrub borders and a further arch leading to a vegetable plot with cultivated beds. Clematis clad pergola and timber garden shed. The garden is enclosed by timber fencing. We understand there is historic right for neighbours to cross the garden to access the well and rights for number 3 through the adjacent property to give rear access to the garden.

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 C. 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 Crossroads. Proceed past the village garage on the left hand side and 3 North View will be found on the right set back behind the Choice Hairdressing Salon.

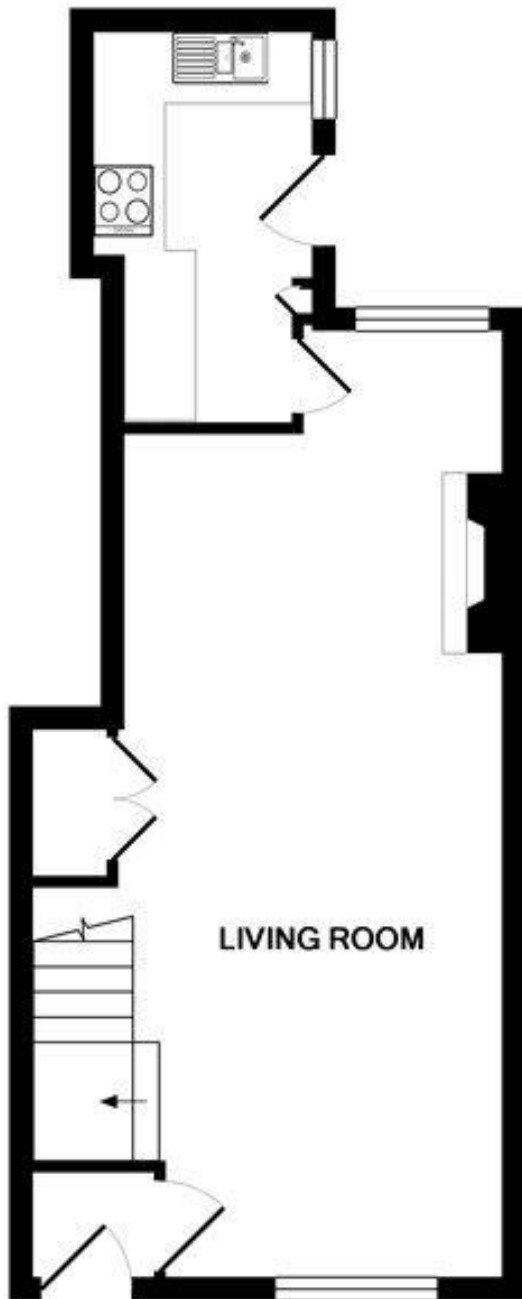
**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:**  
**01225 400400 REF UWR1074**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

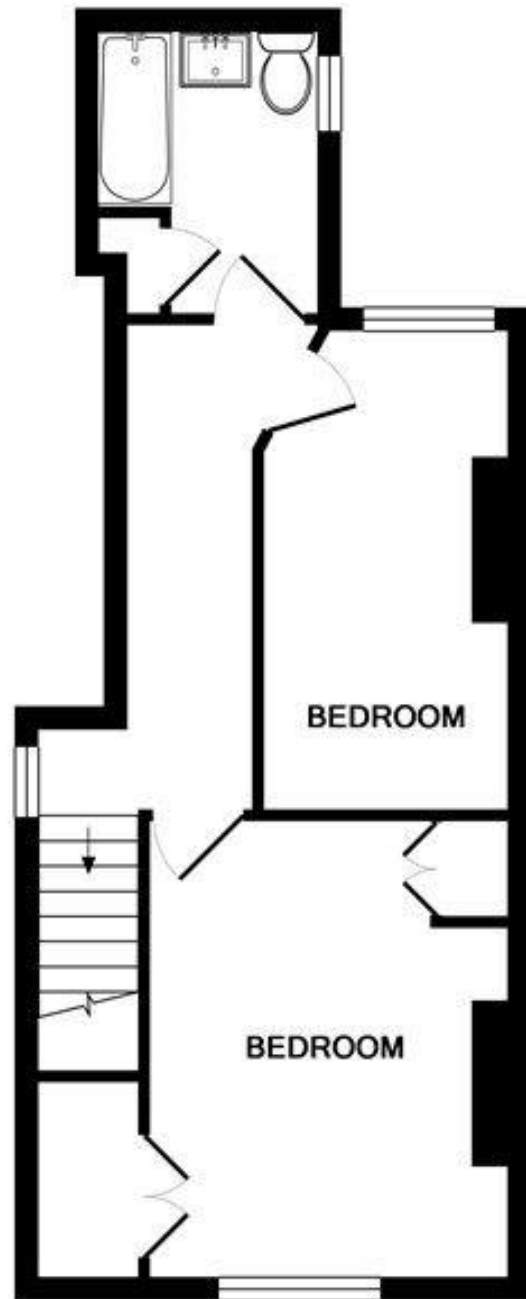








GROUND FLOOR  
APPROX. FLOOR  
AREA 36.3 SQ.M.  
(391 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 35.3 SQ.M.  
(380 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.6 SQ.M. (771 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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