Southport Villas

Tunley, Bath, BA2

Asking Price: £450,000

Madison Oakley

1908

- 1254sqft
- No chain
- 100ft+ rear gardens
- Off street parking
- Three bedrooms
- Two receptions
- Kitchen, utility & conservatory
- Two bathrooms
- Further expansion potential

The absolute best recommendation for a property must be when families hold on to them for generations and this fabulous red brick Victorian village home is a perfect example.

On the market for the first time ever since construction over 115 years ago, this is a spacious 1254sqft semi detached no chain two storey home on a superbly generous plot with extensive rear gardens and off street parking.
Right in the centre of the village and with significant potential for further expansion judging by how much the adjacent neighbour has been extended.
Accommodation comprising three bedrooms, three receptions including the side conservatory, two bathrooms, kitchen and utility at present. Rear gardens stretching over 100ft to private parking off Blind Lane. Double glazing and oil CH.

EPC rating TBC
Council tax band D
Tenure Freehold

Approx Gross Internal Area
117 sq m / 1254 sq ft

Ground Floor
Approx 72 sq m / 777 sq ft

First Floor
Approx 44 sq m / 477 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Accommodation

Ground floor entrance hall, side conservatory, bayed sitting room open plan to dining room and kitchen. Rear utility room with shower room off. First floor landing, three bedrooms and bathroom.

External Amenities

Rear garden - 103ft x 26ft min. Extensive patio area and feature seating terrace encircled by raised beds, lawns, mature trees. Fencing and walling to side and rear. Gated access to parking. Gated access to front garden. Parking - 18ft x 16ft - hardstanding accessed via Blind Lane. Front garden - primarily paved with ornamental trees and shrubs. Walls to front and side.

Location

The village of Tunley sits on the ridgeline to the south west of Bath between Priston and Carlingcott. Bath city centre (Bath Spa station) is 5.3miles away via the A367. Village amenities include an excellent local pub and village hall with attached recreation ground/play park. Further local amenities can be found in the larger village of Timsbury to the west.

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