





At a glance:

- Three bedrooms
- Two reception rooms
- Two Bathrooms
- Built in 2006
- Excellent finish throughout
- Short distance from City of Bath
- Allocated Parking
- Village location



A modern three bedroom semi detached house on small select development of just 4 houses in a village location just 5 miles from Bath

Energy Efficiency Rating D.



Full Description:

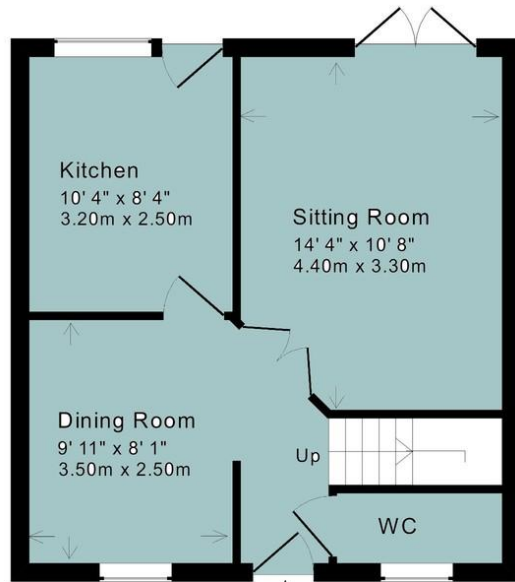
The Old Forge is a modern semi-detached house built in the mid 2000s.

With two floors of accommodation the property is approached by a slightly sloping pathway to a part-glazed front door leading into the entrance foyer. On the right hand side is a useful downstairs cloakroom, with low level WC and wash hand basin. The foyer then opens up into the dining area, which has a casement window overlooking the front garden.

Double doors lead into an attractive sitting room which has feature fireplace and glazed French doors leading out into the rear garden. The kitchen also has a part glazed door leading into the rear garden and is fitted with a contemporary range of white units comprising cupboards and drawers and black roll top working surfaces. Integrated appliances include a fitted oven and hob.



Upstairs, the house has three bedrooms and a bathroom. Bedroom one has the added bonus of an en-suite shower room, which includes shower cubicle, wash basin and WC. The second bedroom is also a good size double room, whilst bedroom three is a single. Finally, the family bathroom has been converted into a disabled wet room that includes shower, WC and wash basin.

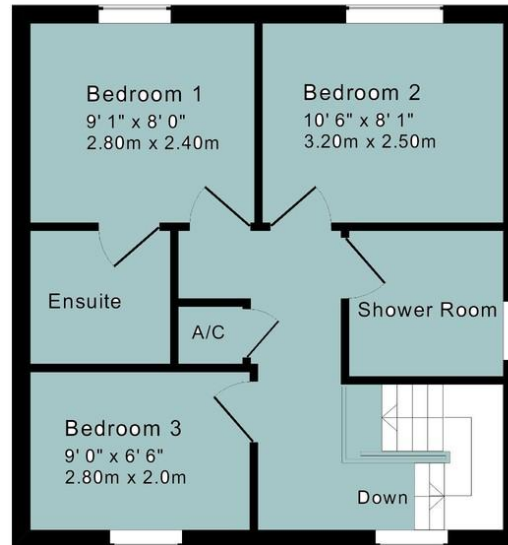


Ground Floor

Approx. Gross Internal Floor Area: 805 Sq. Ft. / 75 Sq. M
Includes Conservatories and attached Garages

For indicative purposes only.

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First Floor

The house has recently been redecorated and benefits from modern laminate floors. There is complete double glazing of windows and doors and gas central heating which is supplied by LPG gas, to which the tank is underground in the communal car park and supplies all the new properties.

Tunley is a small village set on the edge of the beautiful Cam Valley, only 15 minutes' drive from the centre of Bath and 10 minutes from the Park & Ride. With a thriving village community, Tunley boasts a popular pub, with local shops and primary schools found in the neighbouring village of Timsbury, whilst a wider variety of shopping, cultural and social amenities can be found in Bath. There is easy access to Junction 18 on the M4 motorway or Bath Spa train station.

Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

- a. 1 Hayes Place, Bath, BA2 4QW
- e. sales@bathstoneproperty.com