

3 CHURCH VIEW FELTON



3 CHURCH VIEW, FELTON, BRISTOL BS40 9UT

Bristol 11 miles • Bath 17 miles • Wells 16 miles

Guide Price £375,000

An impressive four bedroom semi- detached house with two additional loft rooms. The property has good size front and rear gardens with a large detached workshop, driveway and additional parking.



- Fitted Kitchen
- Spacious Lounge
- Downstairs Bedroom with ensuite
- Four Double Bedrooms
- Family Bathroom
- Detached workshop
- Good size gardens
- Driveway
- Two good size loft rooms
- Potential
- Chew Valley School Catchment
- Easy access to Bristol, Bath and Wells

DESCRIPTION

3 Church View is a spacious four bedroom semi-detached property located in the popular village of Felton. The property has potential to be extended if further accommodation was required, but has two good size loft rooms on the second floor. The property benefits from a detached garage/workshop and additional parking with driveway.

Upon arrival at the property the front door opens to a hallway which leads through to the downstairs bedroom with ensuite bathroom, spacious lounge and fitted kitchen. The kitchen is fitted with a range of matching wall and floor cupboards with a door taking you to the back garden as well as access to the spacious lounge. The lounge is spacious with a lovely open fireplace. There are three double bedrooms with family bathroom on the first floor, then upstairs on the second floor has two spacious rooms.

Outside to the front of the property there is a driveway leading to the detached garage/workshop. The garden is a lovely size with an impressive shed, and from open countryside views of the Church and Felton Common.

A large four bedroom house with two additional loft rooms





SITUATION

3 Church View is located in the village of Felton, and its nearby village of Winford boasts a village shop, public house and primary school. Chew Magna, which is close by offers further everyday shopping facilities as well as a bank a dental surgery and three public houses.

The regional centre of Bristol is 8 miles to the north whilst the Heritage City of Bath is some 20 miles away with good road connections leading to them. Mainline rail services to London Paddington are available from Bristol (98 minutes) and Bath (85 minutes). Bristol International Airport is 10 minutes (3 miles) away.

The area is also well known for its variety and diversity of sporting and leisure facilities. Walking and cycling may be undertaken in the immediate locality. There are leisure centres at Chew Magna, Backwell and Long Ashton. Golf courses at Long Ashton and Downside. Sailing at Chew Valley Lake and fishing also at Chew Valley and Blagdon Lakes.

The property falls within the catchment area for Winford Church School, Chew Magna Primary School and Chew Valley School (secondary), both of which are highly regarded.

GENERAL PROPERTY INFORMATION

TENURE

The property is of freehold tenure with vacant possession upon completion.

OUTGOINGS

Council Tax – Band D

SERVICES

Septic Tank, mains electricity and mains drainage. Gas Central Heating.

FIXTURES AND FITTINGS

All those items usually regarded as retained to the vendors are specifically reserved out of the sale, although some may be available to the purchaser if required at valuation.

PUBLIC AUTHORITIES

North Somerset Council Tel: 01934 888888

POSTCODE

BS40 9UT

VIEWING

Strictly by appointment with the Vendor's Agent, Killens
Telephone 01275 333993

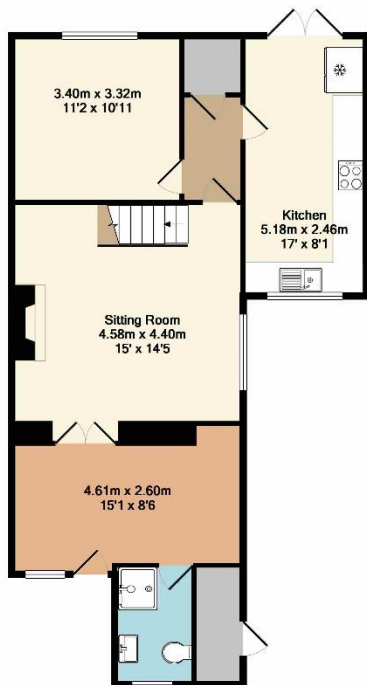
ENERGY PERFORMANCE CERTIFICATE

Rated F - view at www.killens.org.uk

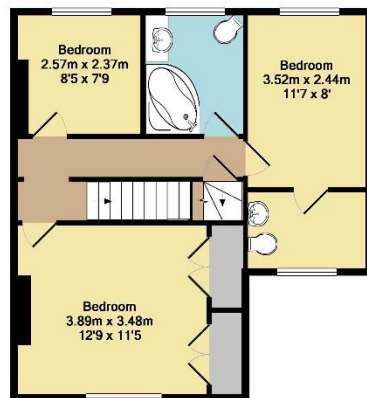
DIRECTIONS

When entering the village of Felton from Chew Magna, Church View can be found on your left hand side just past the Church.

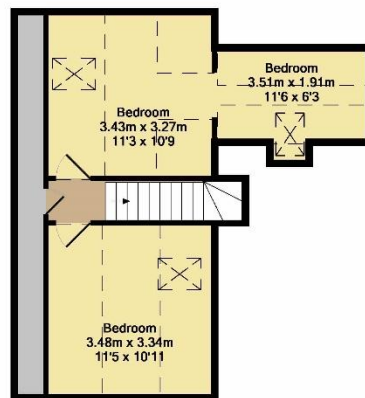




Ground Floor
Approx. Floor
Area 67.0 Sq.M.
(722 Sq.Ft.)



1st Floor
Approx. Floor
Area 47.2 Sq.M.
(508 Sq.Ft.)



2nd Floor
Approx. Floor
Area 37.3 Sq.M.
(402 Sq.Ft.)

Total Approx. Floor Area 151.6 Sq.M. (1632 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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