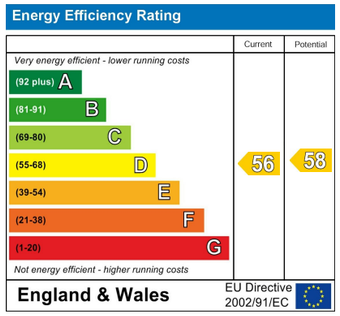
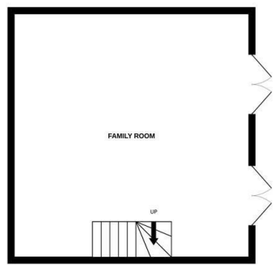
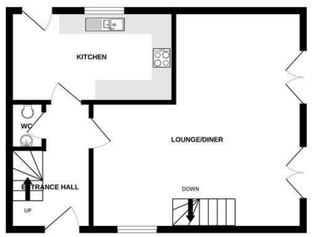


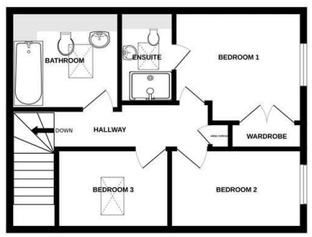
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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CHARTERED SURVEYORS • ESTATE AGENTS

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8 Kings Court Cottages New Road, Pensford, Bristol, BS39 4AR

Price Guide £349,995

Available for the first time since new, this semi detached house formed from the conversion of a substantial building is part of a small development of just eight similar properties in a popular village location. The property benefits from the remainder of a 10 year warranty and is offered for sale with no onward chain.

▪ Available For Sale for the first time since new ▪ No onward sales chain ▪ Remainder of 10 year warranty ▪ Electric and Solar powered heating ▪ Integrated Bosch appliances ▪ Ample living space ▪ 3 bedrooms ▪ Ensuite to Master bedroom, plus family bathroom ▪ Low maintenance garden with rural back drop ▪ Private parking for 2 cars

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RICS

8 Kings Court Cottages New Road, Pensford, Bristol, BS39 4AR

Available for the first time since new, this semi detached house is one of just eight new homes which form part of a small development on the southern side of the village of Pensford. This particular property is formed from the conversion of a former commercial building into two dwellings and has rendered finished elevations beneath a tiled roof. It has the benefit of uPVC double glazed windows which are traditional Heritage Green externally and white internally to preserve the light and spacious feel of the accommodation.

Internally the property is arranged across three floors, the ground floor being approached by an entrance hall with understairs storage and a downstairs WC. There is a well appointed Kitchen/Breakfast room with a 'Stable' style door to the side aspect and an 'L' shaped lounge/dining room featuring twin 'Juliet' balconies with glass balustrades. From the lounge is a stairwell down to the impressive large open plan lower ground floor which completes the living space with twin french doors onto the low maintenance garden and village beyond.

To the first floor there are three bedrooms, the master bedroom with an en-suite shower room, the other bedrooms being served by a good size family bathroom.

On the outside the property has two private parking spaces and a pleasant tiered garden with views into the village.

Pensford is a popular village location on the edge of the Chew Valley south of Bristol and is easily commutable to Bristol, Bath and Wells with the Chew Valley and the Mendip Hills providing many recreational opportunities. The nearby town of Keynsham provides a range of day to day amenities approximately 4 miles away. The village itself has two public houses, well regarded primary school, parish church and general store/post office.

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

GROUND FLOOR

Entrance Hall
Stairs rising to first floor, understairs storage space, access to Kitchen and Lounge/Diner.

Downstairs Cloak Room
White suite with chrome finished fittings comprising, low level WC and wash hand basin. Extractor fan, electrics/fuse box.

Kitchen/Breakfast Room 4.14m x 2.73m (13'6" x 8'11")
Double glazed stable door and window to side aspect, wood effect vinyl floor, ceiling spotlights. A range of light grey wall and floor units with solid wood work surfaces and up stands. Inset stainless steel sink unit with mixer tap. Bosch integrated appliances including dishwasher, washing machine, fridge/freezer, induction hob with stainless steel extractor above and oven.

'L' shaped Lounge/Diner 6.96m x 5.34m (22'10" x 17'6")
Double glazed window to front aspect and twin double glazed french doors with Juliet balconies and glass balustrades to the rear. Two electric panel heaters. Stairs leading to

LOWER GROUND FLOOR

Second Reception Room 6.1m x 6.35m (20'0" x 20'9")
Wood effect vinyl floor covering, two electric panel heaters, twin French doors leading to rear garden. A real addition to this property.

FIRST FLOOR

Landing
Access to bedrooms and family bathroom. Loft hatch, storage cupboard housing hot water cylinder.

Master Bedroom 2.99m x 3.33m (9'9" x 10'11")
Double Glazed window to rear aspect with electric panel heater beneath, TV Aerial point, built in wardrobe.

Ensuite
Velux window. White suite with chrome fittings including shower enclosure, pedestal wash hand basin & low level WC. Heated towel rail and shaving point.

Bedroom 2 2.08m x 3.39m (6'9" x 11'1")
Double glazed window to rear aspect with pleasant views, electric panel heater under.

Bedroom 3 2.78m x 2.05m (9'1" x 6'8")
Velux window, electric panel heater.

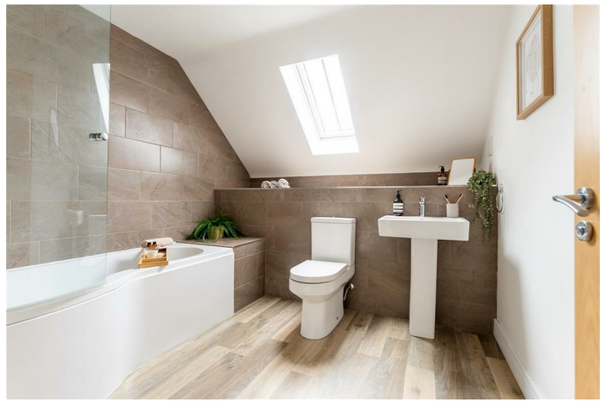
Family Bathroom 2.74m x 2.7m (8'11" x 8'10")
White suite with chrome fittings comprising 'P' shaped bath with mixer tap, glass shower screen and shower over, low level WC and hand wash basin with mixer tap. Velux window, extractor fan, heated towel rail and shaving point.

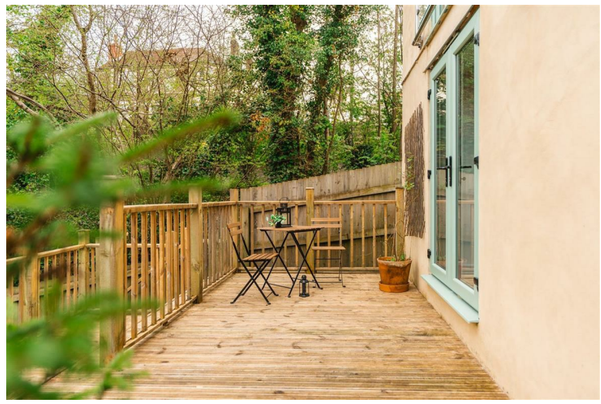
OUTSIDE
The property is approached by a sloped walk way to the front door shared by the adjoining neighbour. The split level enclosed rear garden is mostly laid to deck and benefits from pleasant rural views of the brook and into the village. The property has two private parking spaces in addition to visitors parking in the car park.

AGENTS NOTE
The heating is electric. Solar Panels provide surplus energy back to the grid and hot water back up.

The car parking area and communal areas are within a management company for which there is an annual charge of £100.

Tenure
The property is Freehold.





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