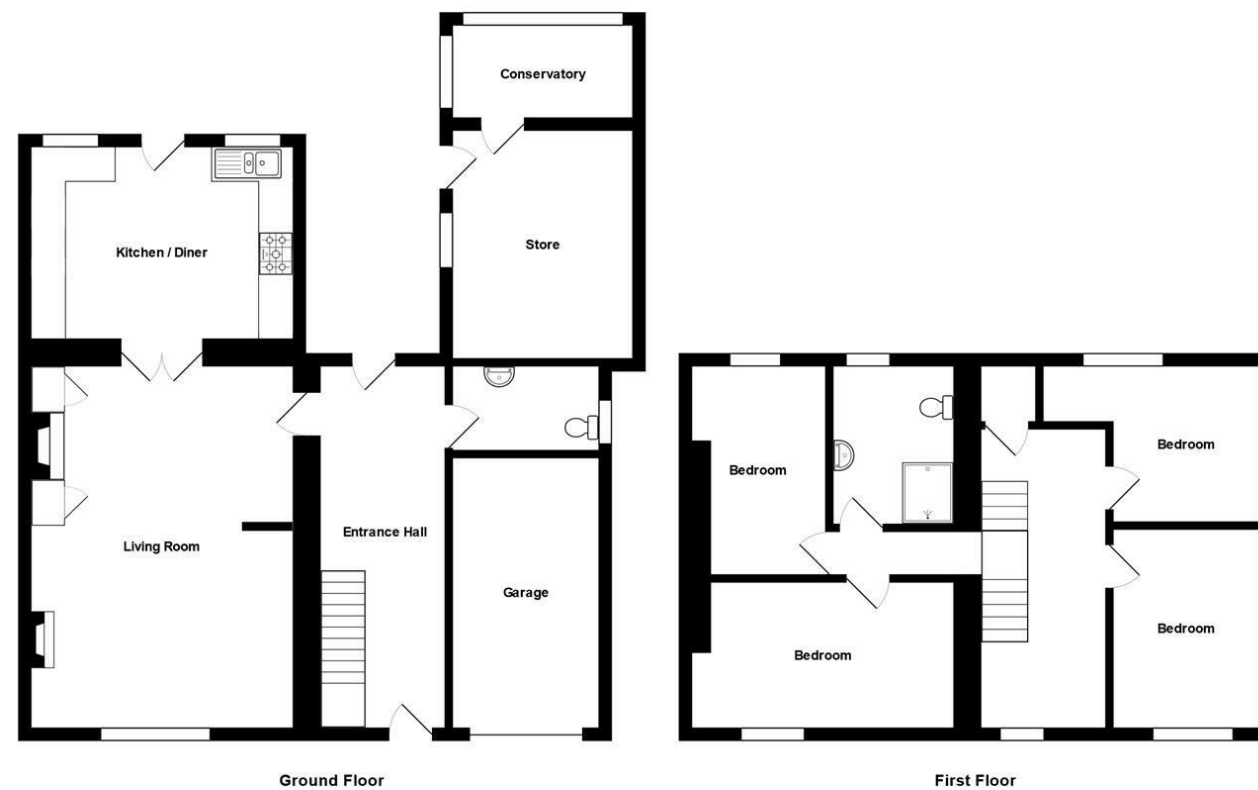


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 134.8 m<sup>2</sup> ... 1450 ft<sup>2</sup> (excluding garage, store, conservatory)  
All measurements are approximate and for display purposes only.

2 Duchy Cottages Main Street, Farrington Gurney, Bristol, BS39 6LIE



£550,000

A charming and characterful four bedroom semi detached home in a lovely location with a pretty enclosed rear garden

- Full of charm and character
- Generous sized kitchen
- Multi fuel burner in the sitting room
- Four good bedrooms
- Garage plus further off street parking
- Located on a no through road
- Delightful enclosed rear garden
- Spacious lounge diner
- Well presented shower room

[www.daviesandway.com](http://www.daviesandway.com)  
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## 2 Duchy Cottages Main Street, Farrington Gurney, Bristol, BS39 6UF

Welcome to Main Street, Farrington Gurney, Bristol - a charming location for this delightful four bedroom semi-detached house. As you step inside, you are greeted by a spacious hallway leading to a lounge diner featuring a multi-fuel stove, perfect for cosy evenings with family and friends. The property boasts four bedrooms, offering ample space for a growing family or guests.

The generous-sized kitchen is ideal for those who love to cook and entertain, with plenty of room to whip up culinary delights. Additionally, the garage and off-street parking provide convenience and ease for homeowners with vehicles.

One of the highlights of this property is the lovely mature rear garden, a tranquil oasis where you can relax and unwind. A lovely place to enjoy your morning coffee or hosting summer barbecues in this picturesque setting.

Located in the heart of Farrington Gurney, this property offers not just a house, but a home in a truly delightful location. Don't miss the opportunity to make this charming semi-detached house your own and create lasting memories in this wonderful setting.

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

### GROUND FLOOR

#### ENTRANCE HALLWAY 6.33 x 2.23 (20'9" x 7'3")

Entry via double glazed frosted glass front door with doubled glazed windows each side leads into the spacious hallway. A staircase leads to the first floor. Traditional style wood floors. A double glazed rear door leads to the garden. Space under the stairs to hang coats.

#### CLOAKROOM 2.6 x 1.49 (8'6" x 4'10")

Double glazed frosted window. Extended length vanity sink unit with wood doors and a tile splash back. Traditional wood style flooring. Toilet. Radiator.

#### LOUNGE DINER 6.44 x 4.49 max (21'1" x 14'8" max)

Double glazed window with front aspect. Multi fuel stove with a tiled hearth and brick surround. Coved ceiling. Wall lights. Some traditional store cupboards with wood doors. Glass panel doors leads in to the

#### KITCHEN / BREAKFAST ROOM 4.85 x 3.43 (15'10" x 11'3")

Two double glazed windows and a double glazed door with views towards the garden. There is a range of wood style base units comprising cupboards and drawers with black laminate worktops and traditional tiled back splash. Matching wall cupboards offer further storage one with a frosted glass frontage. Space for a range style cooker with built in cooker hood above. Space for a dishwasher, washing machine and a fridge freezer. Space for a breakfast / dining table centrally. Tiled floor. Radiator.

#### LANDING 5.26 x 1.79 (17'3" x 5'10")

A split staircase leads the the two sections of the first floor. Airing cupboard. Traditional wooden doors, hand rails and balustrades. Double glazed window lets natural light flood in.

#### BEDROOM 3.50 x 3.09 (11'5" x 10'1")

Double glazed window with front aspect. Radiator.

#### BEDROOM 2.73 x 2.94 extends to 4.10 (8'11" x 9'7" extends to 13'5")

Double glazed window with rear aspect. Recess for cupboard. Radiator. Traditional wooden beams.

#### BEDROOM 2.53 x 4.88 max (8'3" x 16'0" max)

Double glazed window with front aspect. Radiator with cover. traditional wooden beams.

#### SHOWER ROOM 2.86 x 2.42 (9'4" x 7'11")

Double glazed frosted window. Wooden floors and ceiling beams. Walk in shower. Contemporary wall tiles and traditional wood tongue and groove wall coverings. White pedestal basin and toilet. Heated towel rail.

### OUTSIDE

#### FRONT GARDEN

Driveways leads to the garage and steps up to a raised area which consists of a stone chipped area with pretty flowers breaking up the space and flower beds with mature planting. Pathway leads to the front door and a further pathways leads to the side of the property giving access to the garden.

#### GARAGE

Traditional hinged doors.

#### REAR GARDEN

A lovely enclosed garden enclosed with hedges each side and a fence to the rear. Boasting beautiful mature plants and shrubs with a patio area outside the back doors to enjoy alfresco dining. The main part of the garden is laid to lawn with a pathway leading up to the summer house.

#### STORE ROOM 4.05 x 3.32 (13'3" x 10'10")

Located on the back of the garage and offers excellent storage for all your garden tools and garden furniture.

#### LEAN TO CONSERVATORY / GREENHOUSE 3.32 x 1.57 (10'10" x 5'1")

Windows look out of the garden. Ideal to sit a relax or the keen gardener could change back to a productive greenhouse.

#### TENURE

Freehold.

#### 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.

#### ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. Mains water and sewerage. Electric. Gas Broadband. Ultrafast 1000mps source Ofcom Mobile phone outdoors. EE, Vodafone, O2, Three likely With in a coal mining reporting area

