

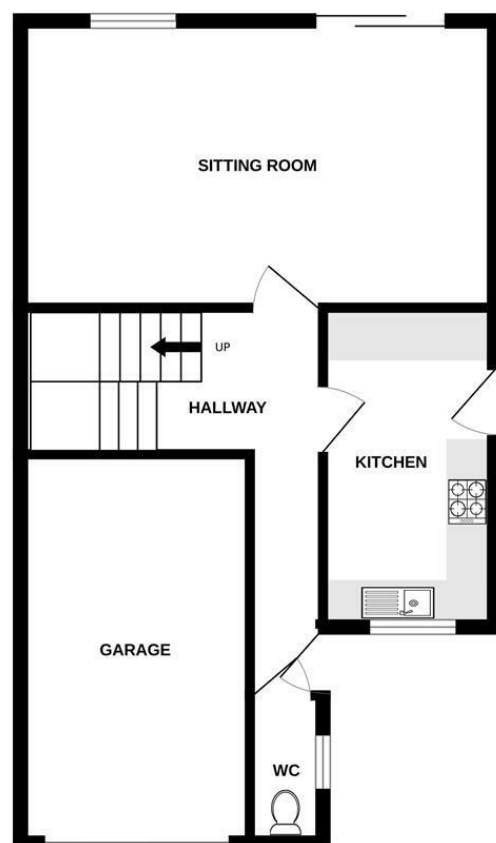
DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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10 Ashmead, Temple Cloud, Bristol, BS39 5BG

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 980sq.ft. (91.0 sq.m.) approx.
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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£370,000

A very well presented home located within a tucked away cul de sac. Well positioned for the local primary school and the A37 which provides good access to Bristol.

- Cul De Sac location
- Well presented family home
- Garage and further off street parking to the front
- Enclosed rear garden
- Good access to the A37 and to Bristol
- Bathroom and a cloakroom
- Chew Valley School catchment area
- Three good size bedrooms
- Bus link to Bristol and Bath



10 Ashmead, Temple Cloud, Bristol, BS39 5BG

Located in the charming village of Temple Cloud, Bristol, this delightful detached house offers a perfect blend of comfort and convenience. Situated in a peaceful cul-de-sac, the property boasts a welcoming atmosphere, making it an ideal family home.

The residence features a spacious reception room that provides a warm and inviting space for relaxation and entertaining. With three well-proportioned bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the generous off street parking provision. This is complemented by a garage, providing additional storage or parking options. The enclosed rear garden is a lovely retreat, predominantly laid to lawn, offering a safe and enjoyable area for children to play or for hosting summer gatherings.

The location is particularly advantageous, with good access to the local primary school, making it an excellent choice for families. Furthermore, the A37 is easily reachable, providing convenient links to Bristol and Bath via car or bus.

In summary, this detached house in Ashmead, Temple Cloud, presents a wonderful opportunity for those seeking a comfortable and well-located family home. With its ample parking, lovely garden, and proximity to local amenities, it is sure to appeal to a wide range of buyers.

Temple Cloud is a village in the Chew Valley in Somerset on the A37 road. It is in the civil parish of Temple Cloud with Cameley and in the council area of Bath and North East Somerset. It is 10 miles from Bristol and 5 miles from the town of Midsomer Norton. The village also has a good primary school and The Temple Inn is a great place for a meal or drink.

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

ENTRANCE HALL

Entry via a uPVC door with double glazed frosted windows. Staircase to the first floor with storage space underneath. Coved ceiling. Radiator.

CLOAKROOM 1.73 x 0.85 (5'8" x 2'9")

Double glazed frosted window with side aspect. Toilet. Pedestal wash hand basin with a tile splashback. Coved ceiling. Radiator. Electric consumer box.

SITTING ROOM 5.54 x 3.36 (18'2" x 11'0")

Double glazed window with a rear aspect over looking the garden. Double glazed patio doors lead out to the garden. Coved ceiling. Two radiators.

KITCHEN 3.73 x 2.01 (12'2" x 6'7")

Double glazed window with a front aspect. Double glazed door to the side gives access to the front and rear of the property. Range of wood finish wall and base units comprising cupboards and drawers offer plenty of storage solutions for the kitchen. Black laminate work tops with an inset stainless steel sink, drainer and mixer taps and tiled splash backs. Built in four burner gas hob, electric oven and an extractor hood. Space is provided for a washing machine, fridge and a freezer.

FIRST FLOOR

LANDING

Double glazed window with a side aspect. Coved ceiling and loft access.

BEDROOM 4.44 x 2.80 (14'6" x 9'2")

Double glazed window with a rear aspect. Coved ceiling. Built in wardrobe. Radiator

BEDROOM 3.44 x 2.68 (11'3" x 8'9")

Double glazed window with a rear aspect. Radiator. Coved ceiling.

BEDROOM 2.79 x 2.76 (9'1" x 9'0")

Double glazed window with a front aspect. Radiator. Coved ceiling.

BATHROOM 2.67 x 1.67 (8'9" x 5'5")

Panel bath with a mixer tap. Vanity basin and toilet. Separate shower with a sliding curved glass door and thermostatic control shower. Aqua back boards. Part tiled walls. Double glazed frosted window with a front aspect. Heated towel rail. Coved ceiling.

OUTSIDE

GARAGE

Approached via a tarmac driveway to an up and over door.

FRONT GARDEN

Laid mainly to lawn with a driveway and grass reinforcement for additional parking space whilst keeping a grass finish to the area.

REAR GARDEN

Enclosed by fencing to side and rear wide a side gate giving access to the front of the property. Laid mainly to lawn with a stone chipped area to the rear and a patio directly outside the sitting room with gravelled areas each side, ideal to sit out to enjoy a drink or meal.

TENURE

Freehold.

COUNCIL TAX BAND

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D . 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. All mains services connected
Broadband speed 1000 mps Source Ofcom
Mobile phone signal outside. EE O2 Three Vodafone. All likely Source Ofcom
Property is within a coal mining reporting area

