



High Street, Doynton BS30

£475,000



Nestled in the charming village of Doynton, Bristol, is this detached house on the High Street offering a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a serene environment. Upon entering, you are welcomed by a generous entrance hall that leads to two inviting reception rooms. The fine-sized lounge is perfect for relaxation, while the kitchen/diner provides an excellent space for family meals and entertaining guests. The modern bathroom is well-appointed, ensuring convenience for all residents. The property boasts double glazing throughout, enhancing energy efficiency and providing a peaceful atmosphere. Additionally, the downstairs cloakroom adds to the practicality of the home. Outside, you will find a garage and off-road parking, a valuable feature in this village setting. The rear of the property offers lovely views, allowing you to enjoy the picturesque surroundings from the comfort of your own home. Doynton is a quaint village that offers a sense of community and tranquillity, making it an ideal location for those looking to escape the hustle and bustle of city life. This property is a wonderful opportunity for anyone seeking a family home in a beautiful setting. Don't miss the chance to make this fine house your new home.



Entrance Hall

Double glazed door to front, understairs cupboard, radiator.

Lounge 19'11" x 12'0" - 9'5"

Double glazed window to front and rear, two radiators.

Kitchen/Diner 20'8" x 10'10"

Double glazed windows to side, range of wall and base units, work surfaces, built in oven and hob, stainless steel single drainer sink unit, storage cupboard space for washing machine and space for slimline dishwasher, inset ceiling lights, radiator.

Landing

Double glazed window to side, access to loft space.

Bedroom One 10'11" x 10'10"

Double glazed window to rear, inset ceiling lights, radiator.

Bedroom Two 10'9" - 8'6" x 10'1"

Double glazed window to rear, airing cupboard, radiator.

Bedroom Three 10'9" x 9'7"

Double glazed window to front, radiator.

Bedroom Four 7'2" x 6'6"

Double glazed window to front, built in cupboard, radiator.

Bathroom

Double glazed window to side, bath, shower cubicle, pedestal wash hand basin, W/C, part tiled, inset ceiling lights.

Front Garden

Paved for off road parking for several vehicles.

Rear Garden

Lawn, trees, views to rear.

Garage 18'0 x 7'8"

Single garage with up and over door and personal door.

Agents Note

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Agents Note

Internal photo's shown are previous ones taken.

Tenure: Freehold
Council Tax Band: F

- Detached House
- Entrance Hall
- Downstairs Cloakroom
- Fine Sized Lounge
- Kitchen/Diner
- Modern Bathroom
- Double Glazing, Oil Central Heating
- Garage and Off Road Parking
- Views to rear
- Village Location

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	55	70	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.