

HUNTERS®

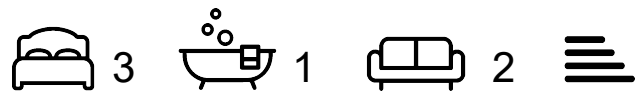
HERE TO GET *you* THERE



Main Road

Easter Compton, BS35 5RE

£380,000



Council Tax: C



Fern Cottage Main Road

Easter Compton, BS35 5RE

£380,000



Providing deceptively spacious accommodation with sitting room, dining room and kitchen seamlessly flowing into one another, this fabulous period cottage boasts a wealth of character with a host of desirable features. For the growing family the established private rear garden is a real plus, whilst the addition of a useful utility room with cloakroom are further points of practical and worthy note. Enjoying the benefits of both gas central heating and uPVC double glazing, this super cottage affords ample parking for 3-4 vehicles.

Entrance

via UPVC double glazed front door

Porch

Tiled floor. Further door opening to:

Sitting Room

12'9" x 12'5" (3.89m x 3.81m)

UPVC double glazed window to front. Built in cupboards and shelving. Staircase rising to first floor. Radiator.

Dining Room

12'0" x 13'2" (3.66m x 4.03m)

UPVC double glazed window to side, understairs storage cupboard and radiator. Feature cooking range.

Kitchen

11'0" x 10'11" (3.37m x 3.34m)

UPVC double glazed window to side. Range of various floor and wall units with ample woodblock worksurfaces incorporating single drainer sink unit with mixer taps, integrated oven and 4 ring ceramic hob with space for dishwasher and fridge/freezer.

Cupboard housing gas combi boiler, tiled floor and door to :

Utility Room

11'1" x 7'10" (max) (3.39m x 2.40m (max))

UPVC double glazed door to garden. UPVC double glazed windows to rear, tiled flooring, plumbing for washing machine, ample shelving, 2 x Radiators.

WC

WC, wash hand basin and tiled floor, extractor fan.

Landing

Access to loft, UPVC double glazed window to rear.

Bedroom 1

12'10" (into recess) x 12'10" (3.93m (into recess) x 3.92m))

UPVC double glazed windows to front. Radiator.

Bedroom 2

9'0" x 10'11" (2.76m x 3.35m)

UPVC double glazed window to rear. Radiator.

Bedroom 3/Study

9'10" x 5'4" (3.0m x 1.65m)

UPVC double glazed window to side, storage cupboard. Radiator.

Bathroom

White suite comprising WC, wash hand basin with tiled splashbacks and shower over. Tiled floor and heated towel rail.

Gardens

Enclosed level plot, laid to lawn with various established shrubs and timber shed. Side pedestrian access and water tap.

Tel: 01454 411522

Parking

Hardstanding at the front on tarmac driveway for 3-4 vehicles.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band C



Road Map



Hybrid Map



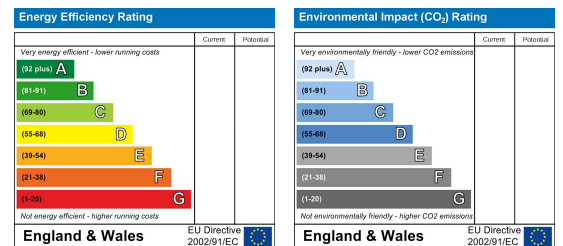
Terrain Map



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.