

HUNTERS®

HERE TO GET *you* THERE



Upper Tockington Road

Tockington, BS32 4LQ

£639,950

3 1 2 E

Council Tax: E



Apple Tree Cottage Upper Tockington Road

Tockington, BS32 4LQ

£639,950



Entrance Via:

Double doors opening to:

Porch

Solid front door opening to:

Lounge/Diner

16'2" x 21'8" (4.93m x 6.61m)

UPVC double glazed cottage style windows to front, exposed beam and feature fireplace incorporating woodburning stove, Oak flooring, understairs storage cupboard, meter cupboard and ply door proving access to concealed staircase. 3 x radiators.

Study/Guest Room

10'6" x 6'7" (3.22m x 2.02m)

Obscure glazed window to rear. Laminate floor and radiator.

Kitchen

11'9" x 13'6" (3.60m x 4.13m)

Double glazed skylight. Basic range of floor and wall units with worksurfaces over incorporating single drainer sink unit, mixer taps, central work station and cooking range which incorporates back boiler for central heating and domestic hot water, ceramic tiled floor and plumbing for dishwasher. Open plan to family room.

Utility Room

7'3" x 4'5" (2.22 x 1.37m)

Double glazed skylight, base units incorporating plumbing for automatic washing machine and space for tumble dryer.

Cloakroom

WC and wash hand basin.

Family Room

11'8" x 16'2" (3.56m x 4.95m)

Two double glazed lantern skylights with double glazed Bi-folding doors opening onto rear patio. Feature exposed stone walls and oak effect flooring incorporating under floor heating.

Landing

Large storage cupboard housing hot water tank. Access to loft

Bedroom 1

13'5" x 10'9" (4.10m x 3.30m)

UPVC double glazed cottage style window to front. Exposed timber floor boards, dual wardrobe recesses, radiator, .

Bedroom 2

13'7" x 10'4" (4.16m x 3.15m)

UPVC double glazed cottage style window to front, exposed floorboards and radiator.

Bedroom 3

12'0" x 7'3" (3.67m x 2.21m)

UPVC double glazed window to rear, exposed floorboards and radiator. Access to loft

Bathroom

9'11" x 7'4" (3.04m x 2.25m)

Obscure UPVC double glazed window to rear. White WC, wash hand basin and roll top bath with separate large walk in shower. Radiator and access to loft.

Gardens

Front: Small enclosed area with low maintenance slate.

Tel: 01454 411522

Rear: Sunken flagstone patio with raised beds and step up to lawn with woodstore and two sheds. Aluminium framed greenhouse, vegetable patch and additional very large timber framed shed/store.

Parking

Hardstanding at the rear for several vehicles/caravans, boats etc.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E



Road Map



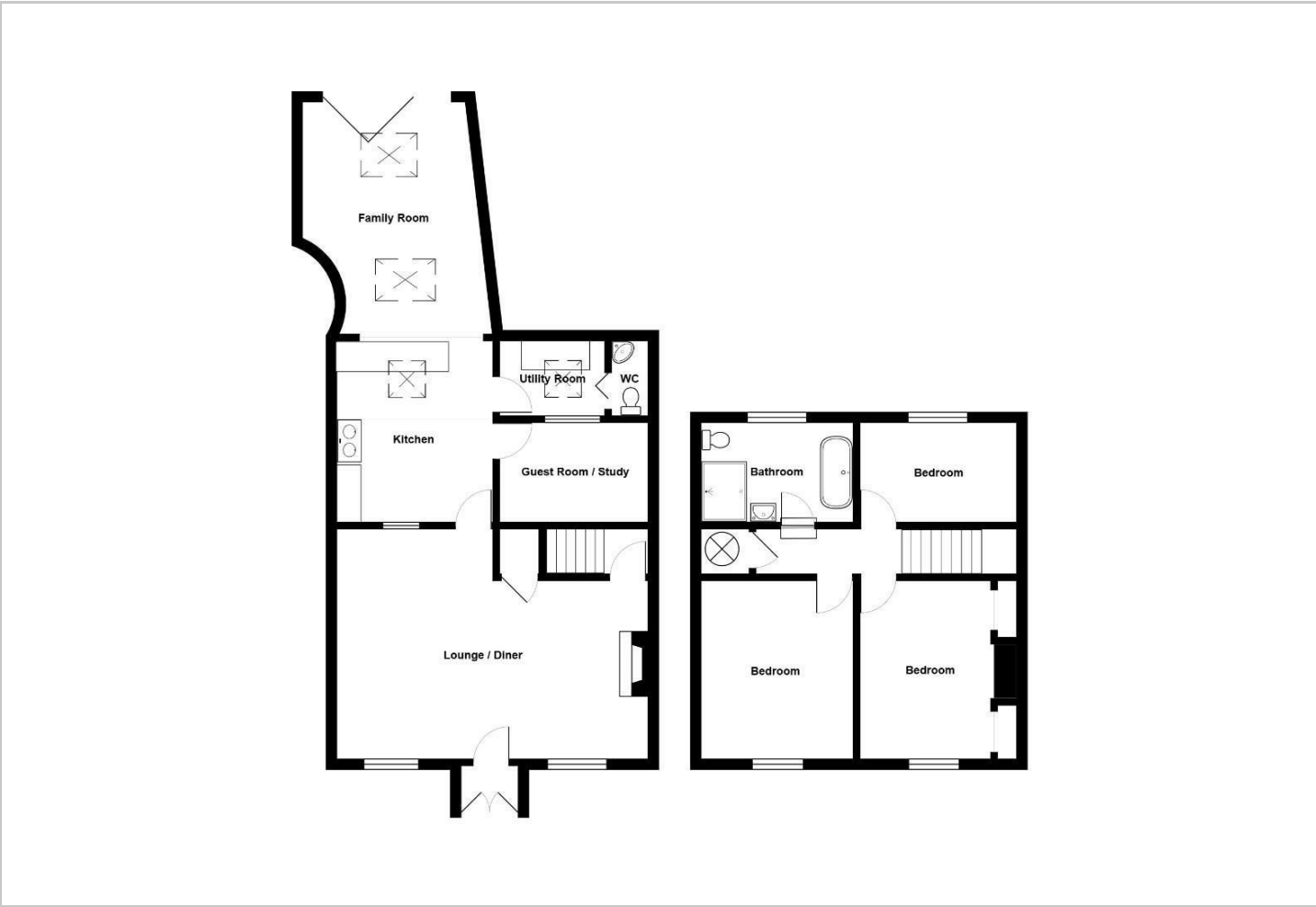
Hybrid Map



Terrain Map



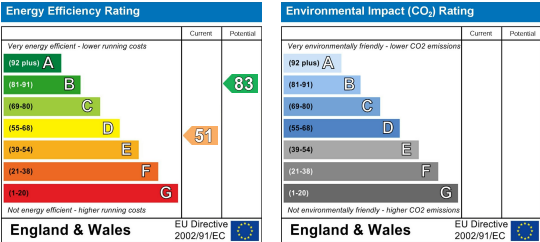
Floor Plan



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.