

HUNTERS®

HERE TO GET *you* THERE



Walnut Field

Tytherington, Wotton-Under-Edge, GL12 8QS

£625,000



Council Tax: E



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Entrance

Via security locking front door opening to;

Hallway

Upvc double glazed window with staircase rising to first floor and radiator

Cloakroom

W.C, wash hand basin and extractor fan. Radiator

Lounge

14'11" x 11'3" (4.56m x 3.45m)

Upvc double glazed window to front. Radiator

Kitchen/diner/Living room

22'4" max x 10'7" extending to 23'4" (6.82m max x 3.24m extending to 7.13m)

Upvc double glazed windows to front and rear. French doors opening onto patio at the rear. Extensive range of various floor and wall units with contrasting work surfaces incorporating breakfast bar. Single drainer sink unit with mixer taps, integral double oven and 5 ring gas hob with integral fridge, freezer and dishwasher. 3 x radiators

Utility room

7'2" x 6'6" (2.2m x 2.0m)

Upvc double glazed window and double glazed door opening to rear garden. Built in meter cupboard and cupboard housing gas central heating boiler (Calor gas with communal tank individually metered per household) Base unit incorporating single drainer sink unit and integral washer/dryer. Radiator

Landing

Access to loft, cupboard housing pressurized hot water cylinder and radiator.

Bathroom

Obscure Upvc double glazed window to rear. White suite comprising W.C. wash hand basin and paneled bath with tiled splash backs. Heated towel rail

Bedroom 1

11'6" x 10'3" (3.52m x 3.14m)

Upvc double glazed window, range of built in wardrobes and radiator

En-Suite

Obscure Upvc double glazed window to front. White suite comprising W.C, wash hand basin and tiled shower enclosure. Heated towel rail

Bedroom 2

10'7" x 10'2" (3.24m x 3.12m)

Upvc double glazed window with built in wardrobe and radiator

Bedroom 3

10'9" x 9'6" (3.29m x 2.90m)

Upvc double glazed window with built in wardrobe and radiator

Bedroom 4

9'5" x 7'11" (2.89m x 2.42m)

Upvc double glazed window with range of built in wardrobes and radiator

Front Garden

Planted with a range of various shrubs that are enclosed by wrought iron fencing with gate providing access to front door

Tel: 01454 411522

Rear Garden

Enclosed level plot that has been laid to lawn with wood bark area. There is a planted border with a variety of specimen shrubs and young trees. Paved patio, water tap and side gate.

Garage

Single with up and over door, power and light

Parking

Hard standing on block paved driveway in front of the garage for 2 vehicles

Material Information - Thornbury

Tenure Type; Freehold

Development Annual Service Charge Amount Approx £380 pa

Council Tax Banding; South Gloucestershire Band F

Anti Money Laundering

"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"



Road Map



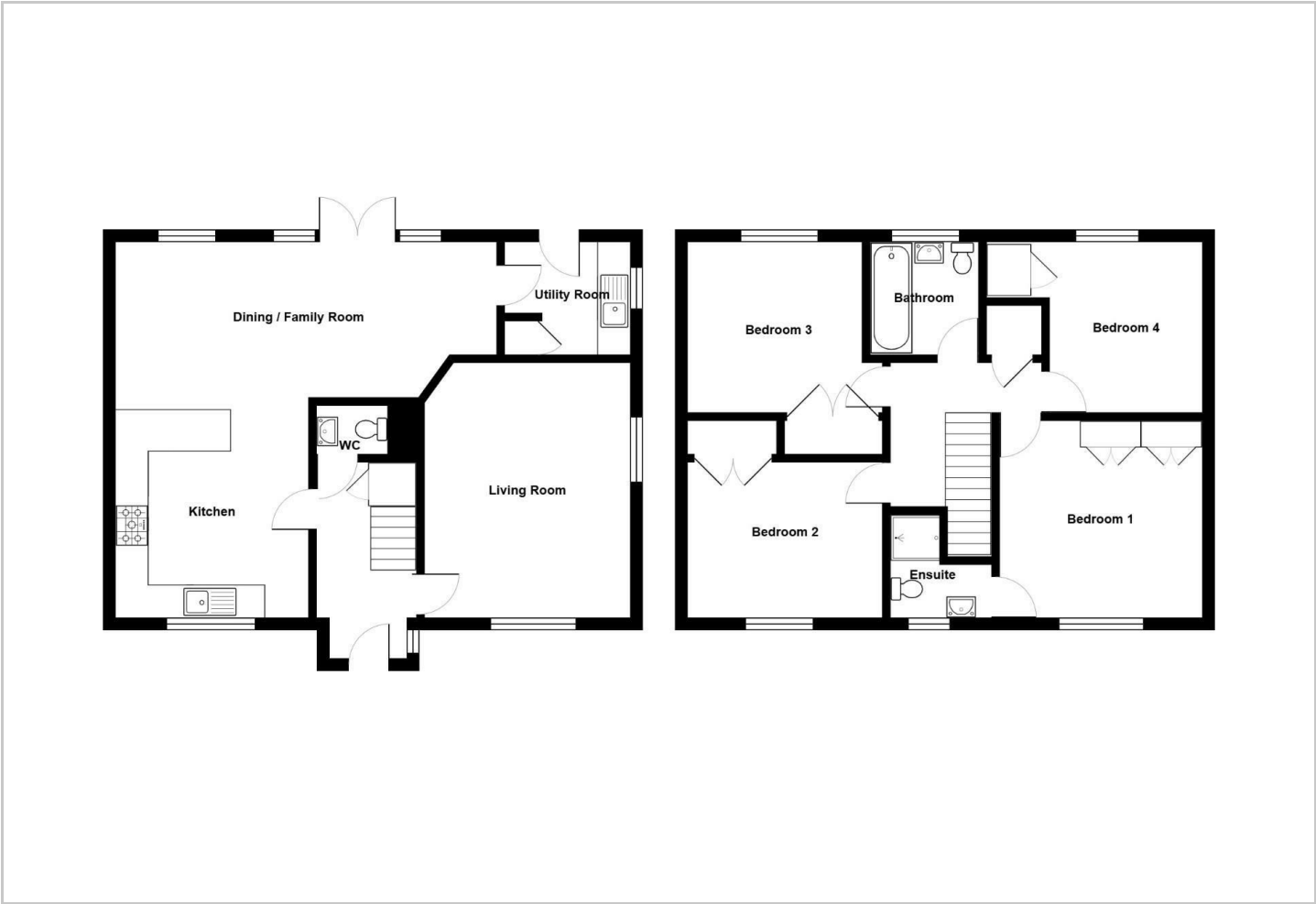
Hybrid Map



Terrain Map



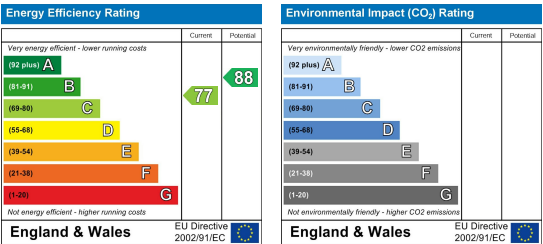
Floor Plan



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.