

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- 27'8" x 12'9" (8.45 x 3.91) **Loft room**
- 5'10" x 8'7" (1.78 x 2.62) **Bathroom**
- 9'3" x 6'3" (2.82 x 1.92) **En Suite**
- 6'5" x 6'2" (1.98 x 1.90) **Dressing area**
- 6'5" x 7'3" (1.98 x 2.21) **Bedroom**
- 9'10" x 7'2" (3.00 x 2.19) **Bedroom**
- 8'8" x 10'6" (2.66 x 3.22) **Bedroom**
- 11'7" x 11'0" (3.54 x 3.37) **Bedroom**
- 10'2" x 5'10" (3.10 x 1.78) **Landing**
- 8'11" x 17'4" (2.72 x 5.29) **Garage**
- 2'5" x 5'4" (0.76 x 1.64) **W.C.**
- 27'11" x 12'10" (8.51 x 3.92) **Kitchen/living room**
- 11'9" x 18'7" (3.60 x 5.67) **Living Room**
- 6'0" x 15'11" (1.85 x 4.87) **Hallway**



- Living room
- Open plan kitchen/dining/family room
- Downstairs cloakroom
- Four bedrooms
- Dressing area plus en suite to master
- Partially converted loft with velux windows
- Garage and parking
- Well tended rear garden

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND E



Extremely well presented, four bedroom detached family home in a popular residential locality. Entrance hallway, living room, open plan kitchen/family room with dining area, downstairs cloakroom and garage. At the first floor are four bedrooms, the master with an en-suite and dressing area plus a family bathroom. The loft which is accessed via a ladder is partially converted with Velux windows and is currently used as a games room/gym. With off street parking to the front and well tended, enclosed, child friendly garden to the rear.

The garden pod is available by separate negotiation.



the location

Set on this popular development this home lies between Oldland Common and Wick with local pubs, shops and the Bristol to Bath cycle path. There are a range of countryside walks nearby. The Avon ring road is easily accessible leading to the M4/M5 motorway networks. Idea for those seeking a home with a semi rural feel, yet still retaining easy links to a raft of good local amenities, including nearby retails parks and local schools.

what the owners will miss

"We will miss the friendly neighbourhood and close proximity to the countryside, great pubs and the Bristol to Bath Railway Path. Our spacious kitchen/dining room has hosted many special family occasion's in the happy 23 years we have spent here"



just a thought...

If you hadn't considered a modern home before this could be the one. With decent proportions and set in a lovely area, this is a home genuinely that should be viewed.