

63 Long Cross Felton BS40 9YJ

£350,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Semi-detached house



HOW BIG  
1100 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
3



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
TBC



COUNCIL TAX BAND  
C

Extended family home offering substantial gardens in the village of Felton - This delightful three bedroom semi detached house offers generous accommodation, with a spacious single storey extension, and a sizeable rear garden that backs onto open playing fields. The light and airy accommodation is accessed via a large entrance porch and leads into the central hallway. The cosy sitting room enjoys an enclosed log burning fire, whilst the extended dining family room is perfect for all the family to enjoy and ideal for any occasion. The kitchen has recently been refitted and benefits from a breakfast area, ideal for family meal times. The ground floor also benefits from WC utility. Upstairs boasts three bedrooms and a modern family bathroom.

Outside enjoys a fabulous private rear garden that backs onto open playing fields. Predominantly laid to lawn, with patio area that leads directly from the dining family room, making it ideal for entertaining during the warmer months. To the rear of the garden you will find a range of timber outbuildings, ideal for either storage, or as a workshop. The front is mainly laid to stone, providing off street parking for numerous vehicles.

The village of Felton is renowned for its beautiful countryside walks, nature and fantastic proximity to Bristol. The local primary school is located in the nearby village of Winford, and secondary schooling is available at the sought after Chew Valley Comprehensive School, with a daily school bus. The beautiful Chew Valley lake is but a 10-minute drive (30-minute cycle ride) from the property, and home to the highly commended 'Salt & Malt' cafe and tea rooms.



## EXTENDED FAMILY HOME IN FELTON VILLAGE



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## Up your street...

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Beautiful countryside walks

Schooling at Winford Primary/Chew Valley Secondary

Chew Valley Lake/ Salt & Malt Cafe & Tea Rooms

Close proximity to Bristol City Centre



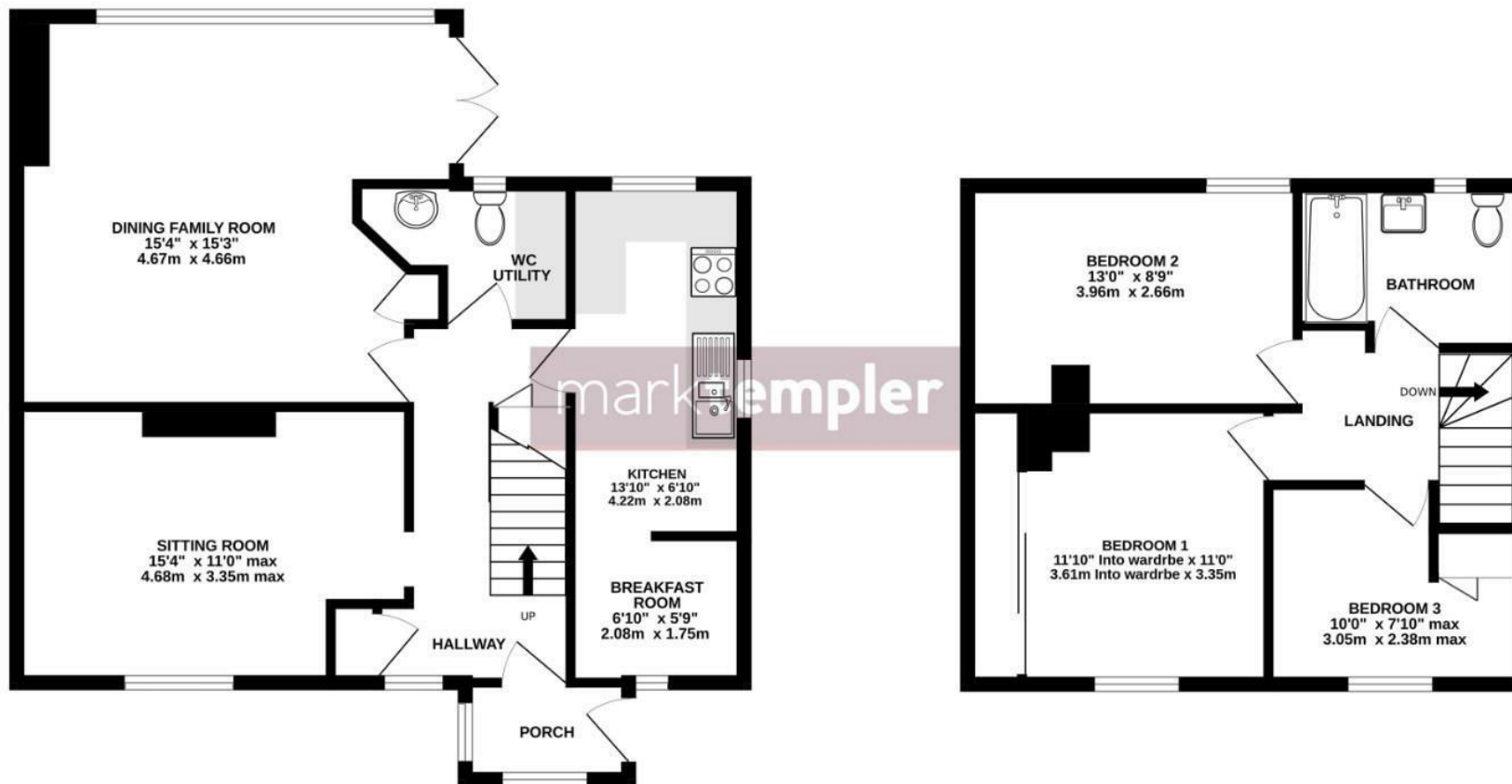
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GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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