

26 Long Cross Felton BS40 9YH

£167,500

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Garden Apartment



HOW BIG
517.90 sq ft



BEDROOMS
1



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
uPVC double glazing and gas
central heating



PARKING
On street



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
A

Offering exceptional value for money in Felton village - 26 Long Cross is a well-presented one-bedroom ground-floor apartment presenting an ideal opportunity for first-time buyers, downsizers, or investors alike. This spacious property enjoys light and airy accommodation, boasting generous proportions throughout and is accessed via a secure private entrance way via the entrance porch. The entrance hall leads to all principal rooms and benefits from a selection of storage cupboards. The lounge is a comfortable space to relax in with a doorway to the modern fitted kitchen enjoying a pleasant outlook over the rear garden. The double bedroom and modern family bathroom with three piece suite complete the accommodation. Gas-fired central heating ensures warmth and comfort all year round, making this home move-in ready.

Outside, the property features a private, low-maintenance rear garden laid to artificial lawn, providing a pleasant outdoor space to relax or entertain without the need of any upkeep. The rear also houses a private outbuilding, perfect for storage of all of life's necessities. The front is laid to lawn, pleasantly setting the property back from the road.

Located in the sought-after village of Felton, 26 Long Cross enjoys a peaceful setting with convenient access to local amenities, countryside walks, and excellent transport links, including nearby Bristol Airport and routes into the city. This charming flat combines a sense of rural tranquillity with the practicality of modern living.



Garden apartment offer exception value for money 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...

Beautiful countryside walks

Schooling at Winford Primary/Chew Valley Secondary

Chew Valley Lake/Salt & Malt Café & Tea Rooms

Close proximity to Bristol City Centre & Bristol International Airport



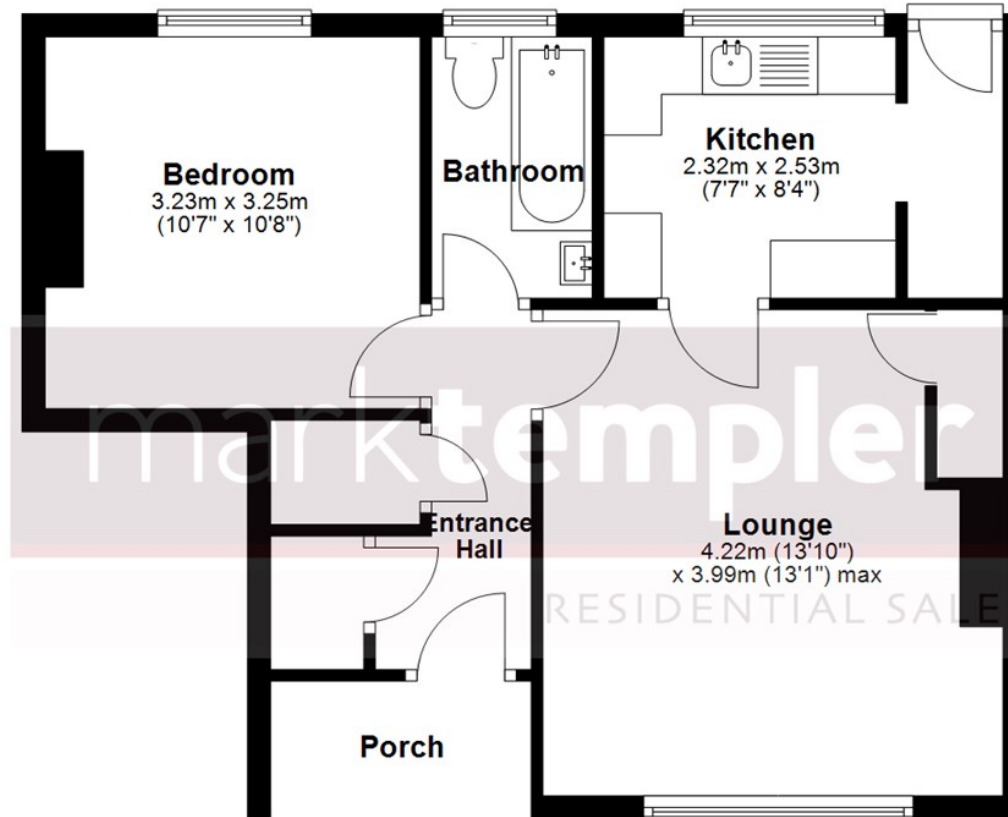
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Ground Floor

Approx. 48.1 sq. metres (517.9 sq. feet)



Total area: approx. 48.1 sq. metres (517.9 sq. feet)

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.

Plan produced using PlanUp.