

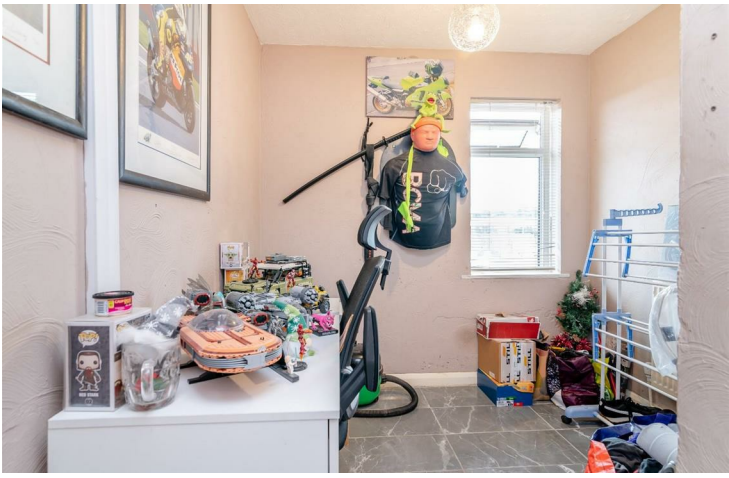
24 Long Cross Felton BS40 9YH

£195,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
First Floor Apartment



HOW BIG
622.20 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Communal off street



OUTSIDE SPACE
Balcony & rear garden



EPC RATING
D



COUNCIL TAX BAND
A

An ideal opportunity for both first time purchasers and investors alike - 24 Long Cross offers a rare opportunity to enjoy peaceful village living - an affordable two bedroom property offering modern accommodation with the additional benefit of outdoor space. This two-bedroom home is accessed via a private ground floor entrance hall with stairs rising to the main accommodation. The layout has been thoughtfully arranged to maximise space and light, with a generous lounge that opens into a well-appointed kitchen breakfast room, ideal for both relaxing and entertaining. Two bedrooms provide comfortable accommodation for both professionals and families. A stylish bathroom, fitted with a modern suite including a bath with shower over, wash basin and WC, completes the internal layout.

Externally, the property enjoys a delightful private garden, landscaped for ease of maintenance with an artificial lawn, paved patio and established shrub borders, perfect for al fresco dining or a quiet morning coffee. A useful storage area is also accessed from the garden, ideal for bikes or garden tools. A balcony accessed from the property providing an additional outdoor retreat.

Located in the sought-after village of Felton, 24 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 tranquility with the practicality of modern living.



Spacious apartment ideally situated 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



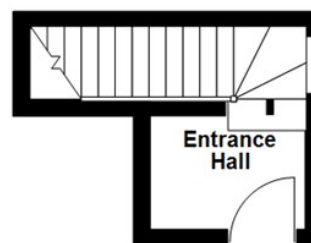
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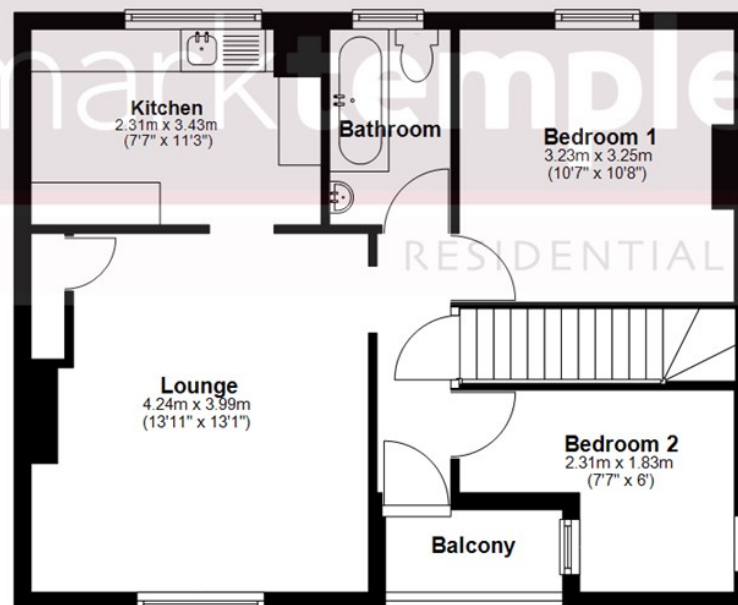
Ground Floor

Approx. 5.5 sq. metres (59.6 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



Total area: approx. 57.8 sq. metres (622.2 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 misstatement. 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.