



Sunnyside, Main Street, Bristol, BS39 6UN

£349,500



- **Character Property**
- **Garage and Paking**
- **Countryside Views**
- **Addition Study or Forth Bedroom**
- **Spacious Family Home**
- **Tenure - FreeHold**
- **Large Garden**
- **Energy Rating - D**
- **Council Tax - B**
- **Close Commuting Distance To Bristol & Bath**

Barons proudly presents this charming semi detached cottage located in the village of Farrington Gurney. Situated within close proximity to local amenities and offering convenient commuting distance to both the cities of Bristol and Bath, this property boasts space and versatility. Upon entering, you are greeted with a welcoming entrance, leading to a well-appointed kitchen and a convenient downstairs bathroom. Additionally, there is a ground floor versatile study, which could easily serve as a fourth bedroom, or play room, adding flexibility to the living space. The open-plan dining and living room area provides ample space. Beyond, an extra room offers endless possibilities, whether utilized as a playroom or an additional reception area. Ascending to the first floor, you will find TWO DOUBLE bedrooms, alongside a single bedroom complemented by a convenient WC. The property also benefits from gas central heating and UPVc double glazing for. Outside, a driveway provides parking convenience, alongside a detached garage with electric power . The rear of the property boasts stunning countryside views and a south-facing garden, perfect for enjoying the outdoors. Furthermore, the property includes an additional strip of land, featuring mature fruit trees and a delightful pond. Adding further potential to have as a allotment or extra garden for your enjoyment. With its desirable features and idyllic location, viewing is highly recommended. Contact BARONS today at 01761 411411 to arrange your viewing and secure this wonderful opportunity.

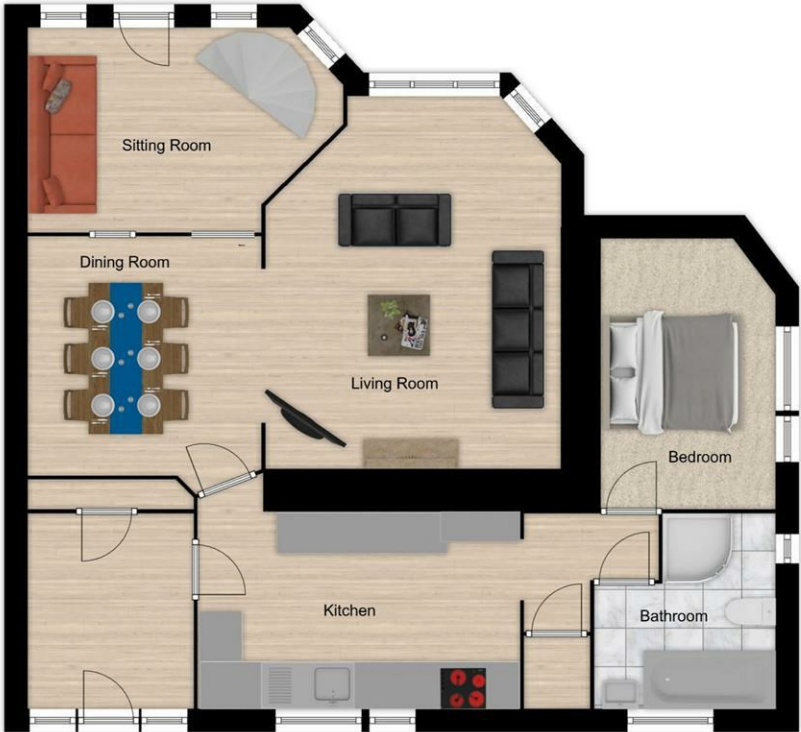
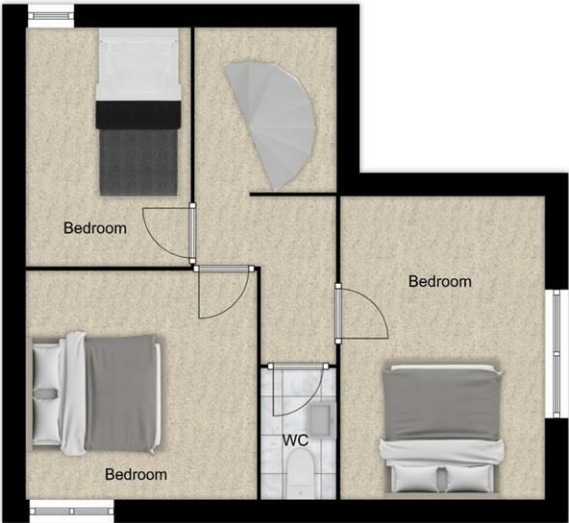
- Kitchen 13'3" x 7'10" (4.04m x 2.39m )
- Lounge 15'5" x 12'0" (4.72m x 3.66m )
- Dining Area 9'10" x 9'10" (3.00m x 3.00m )
- Reception Room 13'1" x 8'9" (4.01m x 2.67m )
- Study 11'6" x 7'6" (3.51m x 2.29m)
- Bathroom 7'10" x 7'6" (2.39m x 2.29m)
- Bedroom One 10'5" x 8'11" (3.20m x 2.74m)
- Bedroom Two 9'6" x 9'6" (2.90m x 2.90m)
- Bedroom Three 10'0" x 6'7" (3.05m x 2.01m)
- WC 7'6" x 7'3" (2.29m x 2.21m)











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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | 86        | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            | 66                      |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.