



- A substantial detached bungalow approached via a long private drive
- Spacious lounge with a sunny dual aspect and patio doors
- Kitchen dining room, utility room, boot room and shower room
- Three large double bedrooms and family bathroom
- A good size detached double garage with power and lighting
- Offered for sale with no onward chain!



"A substantial detached bungalow which enjoys a quiet and tucked position".

Constructed during the mid-1990's and occupied by its original owner from new this is the very first time this property has been offered for sale and it is available free from an onward sales chain!

The property is approached via a long private driveway measuring approximately 140 feet in length and leads to a detached double garage with power and lighting. The grounds to the property have been well maintained with levels lawns and paved patio all enjoying a pleasant sunny aspect. The accommodation comprises a spacious lounge with dual aspect and patio doors. The kitchen dining room boasts a good range of fitted units, a "Rayburn" gas central heating boiler and ample space for a dining table. From the kitchen there is a door leading into a boot room reception, utility room and shower / cloakroom. There are three large double bedrooms and a roomy family bathroom.

The village of Farrington Gurney is just 12 miles from Bristol city centre and boasts a popular farm shop, petrol filling station and Co-operative.

**Tenure:** Freehold. **Council Tax Band:** G.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.