

## 5 Cholwell Cottages

Main Road, Temple Cloud  
BS39 5DH

**£250,000**



- A two bedroom semi detached cottage
- Offered for sale with no onward chain
- Requires general updating throughout
- Side and rear garden with a private feel
- Kitchen/breakfast room with a separate utility
- Excellent location for connections to Bath & Bristol



***'A pretty, characterful cottage conveniently situated on the A37 and therefore providing a fantastic commuter base for those needing to access Bristol & Bath!'***

This two bedroom semi detached cottage provides good size accommodation with lots of charming features and offers an opportunity for a prospective buyer to place their own stamp on the property! The property has an entrance hall with stairs to the first floor and door leading into a lounge with attractive feature fireplace. There is a kitchen/breakfast room across the rear and a utility room housing the oil fired boiler plus the door out to the rear. The bathroom is also located on the ground floor. On the first floor there are two nice sized double bedrooms. Oil CH and wood framed double glazing. Offered for sale with no onward chain.

The property has fully enclosed gardens to both the side and rear of the property which are mainly laid to lawn and lined by mature hedges and trees and there is a pretty stream which meanders through the garden. Parking is unrestricted on street in the large layby close to the property.

The property is set on the fringe of the village of Temple Cloud which is the perfect commuter village for those needing access to Bristol, Bath or even Wells. There are a range of amenities such as a popular school, doctors surgery and well regarded pub available in the village and the cities can be accessed within 25 minutes drive or so. Public footpaths and countryside are immediately available of the doorstep and ideal for those requiring dog walking.







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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 39 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.