



- A three bedroom modern semi detached home
- Stylish kitchen/dining area and lounge overlooking the garden
- Superb garden offering a fantastic entertaining space
- Main bedroom with wardrobes and en suite shower room
- Single garage and driveway parking
- Excellent transport links to Bristol & Bath



***'A beautifully presented, modern three bedroom semi detached home with a landscaped rear garden perfect for entertaining!'***

This immaculate and stylish three bedroom semi detached home, built by David Wilson Homes is offered for sale in very good order throughout and could be moved into with the minimum of fuss! The property enjoys well proportioned accommodation comprising entrance hallway with stairs to the first floor and door into a handy ground floor wc. There is a tasteful, modern high gloss fitted kitchen/dining room with integrated appliances, space for a dining set and a useful under stairs cupboard perfect for shoes and coats and there is a generous sized lounge across the rear with French doors opening out to the superb garden. On the first floor there are three bedrooms all of which are a comfortable size and the main bedroom benefits from plenty of fitted storage and also an en suite shower room. The main family bathroom is in excellent order also. GCH and double glazing. The property is in immaculate order also sold with the remainder of its NHBC build warranty. Externally there is a shallow flower border to the front and driveway parking alongside the property with a good size single garage also. At the rear there is a private rear garden that has been transformed into a wonderful entertaining space with extended patio area with pizza oven, BBQ area and lighting, seating area with fire pit, gabion cages, a level lawn and border as to the far end. There is also a personal door into the side of the garage.

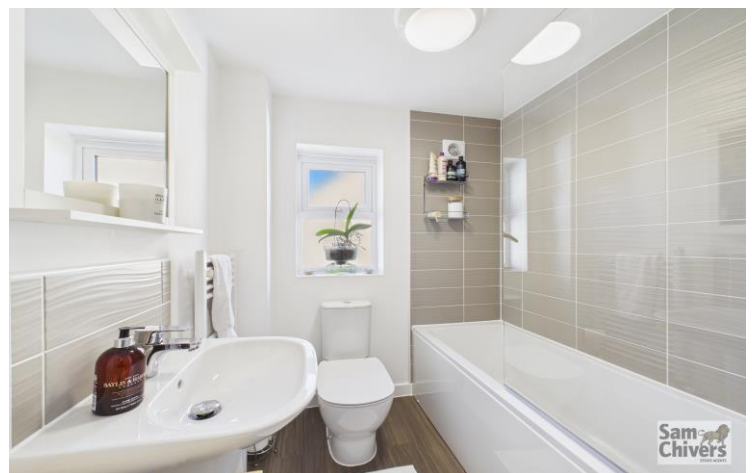
Agents Note: The property is subject to an annual management fee of £300 payable to Pinnacle covering communal ground maintenance for the development.

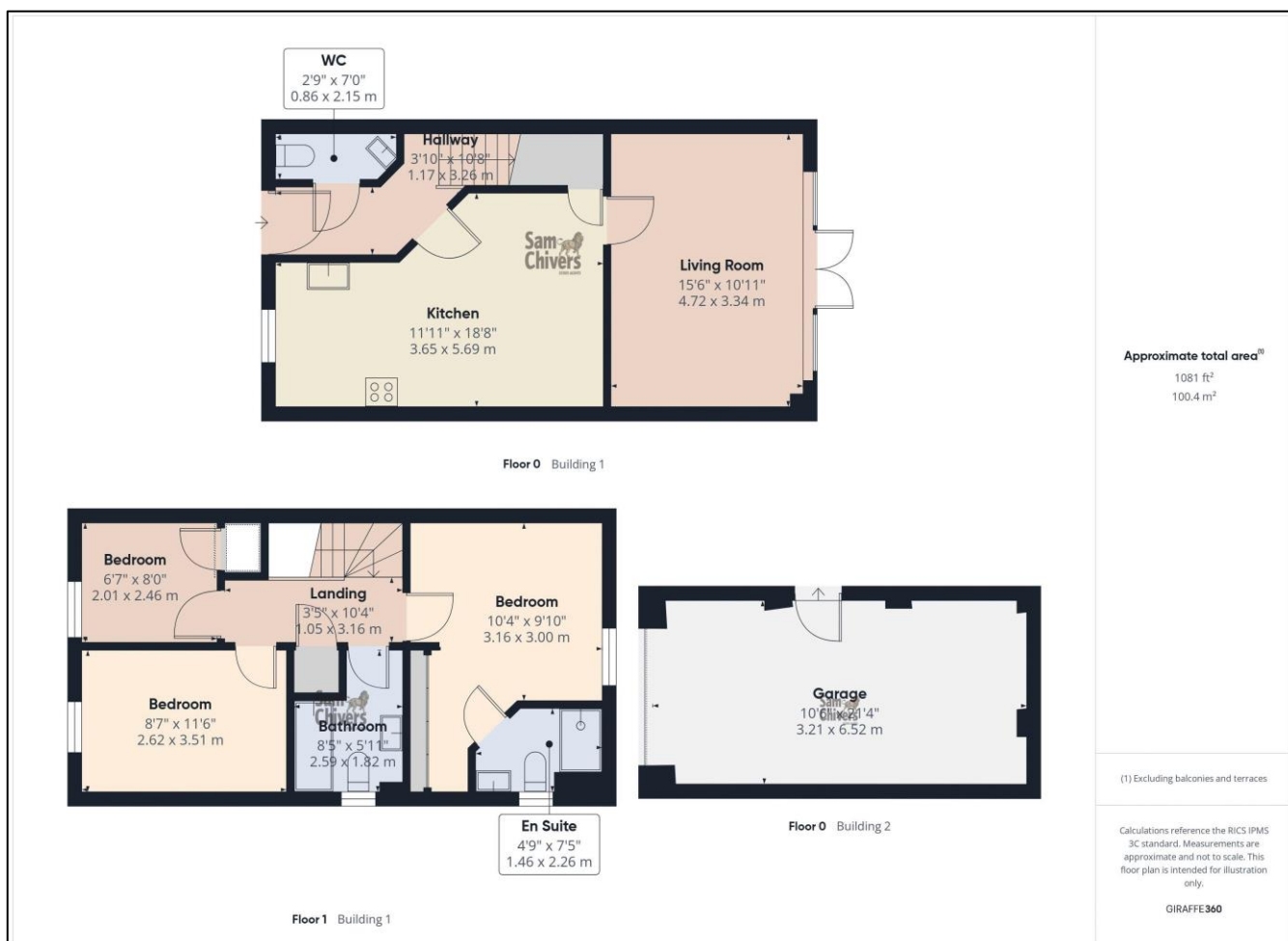
Temple Cloud is a popular North East Somerset village that is ideally positioned for those needing access to the A37 & A39 and the connected cities. The village offers useful basic amenities including a popular pub/restaurant that is only a short distance from the property. Public footpaths and countryside walks are also easily accessible within walking distance.

**Tenure:** Freehold

**Council Tax Band:** C







Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

**rightmove**  **Zoopla**

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	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.