



Portal, Publow Lane, Pensford, Bristol, BS39 4HW



- Detached Property
- In Need Of Full Renovation
- Great Size Plot
- Two Reception Rooms
- Kitchen with Space for Table
- Three Good Size Bedrooms
- Family Bathroom
- Loft Room
- Front and Back Gardens
- Garage and Parking

LOOKING FOR A PROJECT?

Great location with a generous plot and views of the Viaduct. In need of total renovation but has so much potential! The property has a kitchen with a lean to conservatory, two reception rooms, three double bedrooms, family bathroom and loft room. Front and rear gardens with plenty of parking and a garage.

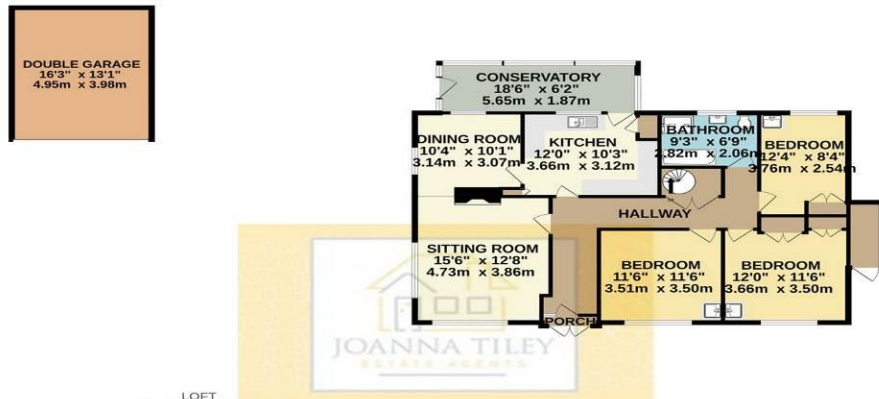
Pensford is situated on the edge of the Chew Valley and is well known for walking with the river Chew running through the heart of the village. The sought-after village of Pensford is approximately 8 miles from Bath with and approximately 7 miles south of the city of Bristol. There is a friendly community and lots of facilities to enjoy including three Public Houses, a Village Hall and a shop with a Post Office. A wider range of general stores and amenities can be found in the nearby village of Chew Magna with its super selection of shops, pubs and restaurants. The nearby Chew Valley and Blagdon Lakes are notable for their fishing, birdlife, sailing and nature study amenities, and there are plenty of countryside walks close by. The villages in the valley are all unspoilt and each have their individual charm and character. Secondary education is available at the renowned Chew Valley School and at Wellsway School in Keynsham. The M4/M5 motorways are accessible via a link road at Keynsham and Bristol International Airport is within easy reach.

ROOM MEASUREMENTS

LEAN-TO CONSERVATORY: 6'0" X 20'2"
 KITCHEN: 12'0" X 10'3"
 DINING ROOM: 10'4" X 10'1"
 SITTING ROOM: 15'6" X 12'8"
 BEDROOM: 11'6" X 11'6"
 BEDROOM: 12'0" X 11'6"
 BEDROOM: 12'4" X 8'4"
 BATHROOM: 9'3" X 6'9"
 LOFT ROOM: 41'2" X 13'1"

GARAGE: 13'1" X 15'3"

GROUND FLOOR
1392 sq. ft. (129.3 sq.m.) approx.



LOFT
446 sq. ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1838 sq. ft. (170.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. 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 condition or efficiency can be given.
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