



10 Meadway, Temple Cloud, Bristol, BS39 5BD

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- Detached Family Home circa 1100sq.ft
- Large Sitting/Dining Room with French Doors to Garden
- Beautifully Fitted Kitchen
- Four Good Sized Bedrooms
- Good Sized Sunny Garden
- Integral Garage
- Off Road Parking
- Lovely Village Location



If you want your next home to be in a great village close to all amenities this could be for you!

This modern property offers flexible living with a modern kitchen with built in appliances together with a spacious sitting/dining room which is light and bright, has a feature fireplace and French doors onto the terrace and garden beyond. A useful downstairs loo completes the ground floor.

Upstairs are four bedrooms - three good sized doubles and one single - together with a stylish bathroom. Outside there is an integral garage and parking on the drive and pretty gardens leading to the front door.

The garden to the rear of the property has pretty planted borders and a couple of terraced areas – ideal for alfresco dining with family and friends or your morning coffee. We are looking for the next family to enjoy this little gem – so give us a call to arrange your viewing.

Temple Cloud offers great access to Bristol, Bath and Wells whilst being in the countryside! Within the village there is an excellent primary school, petrol station with a general stores and doctors surgery. The Temple Inn Public House is in the heart of the village offering fantastic food and family atmosphere! There is a regular bus service on the main road and a bus to Chew Valley School. Mainline rail services are available from Bristol and Bath whilst Bristol International Airport is a short drive away. The surrounding area has a number of facilities including several farm shops, golfing at Farrington Gurney, sailing at the Chew Valley lakes and excellent walks.





ROOM DIMENSIONS

Ground Floor

HALLWAY 3'4" x 15'4"
 SITTING ROOM 19'4" x 12'11"
 KITCHEN 7'3" x 14'8"
 LOO 7'8" x 3'0"
 CUPBOARD 2'5" x 8'0"

GARAGE 8'5" x 16'0"

First Floor

LANDING 13'6" x 6'0"
 BEDROOM 10'8" x 12'5"
 BEDROOM 8'5" x 12'4"
 BEDROOM 8'5" x 8'7"
 BEDROOM 10'7" x 8'7"
 BATHROOM 5'5" x 7'1"

GROUND FLOOR
 588 sq.ft. (54.6 sq.m.) approx.



FIRST FLOOR
 525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		