



Lasgarn, Ridge Crescent, West Harptree, Bristol, BS40 6EE

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- Link Attached Property c1430sq ft
- Beautifully Fitted Kitchen
- Sitting Room with Electric Fire
- Family Room with Access to Courtyard Garden
- Three Double Bedrooms
- Family Bathroom
- Loft Extension
- Garage with Parking
- Enclosed Pretty Front Garden
- Quiet Cul-De-Sac Location



A charming village home awaits you!

If you are looking for a lovely home in a charming village, close to all amenities, Lasgarn could be the perfect fit! This well-presented link attached property is nestled in a quiet cul-de-sac backing onto picturesque countryside.

As you enter through the charming barn style front door, you are greeted with a bright and airy hallway that leads to a stylish galley kitchen with ample storage. Continue through the hall into the spacious sitting room with cosy fireplace and from here there is access to the family room which opens out to the attractive rear courtyard garden - ideal for alfresco dining with family and friends or your morning coffee.

Upstairs there are two great sized double bedrooms and a family bathroom. Upstairs again you will find a wonderfully light and open third bedroom with countryside views!

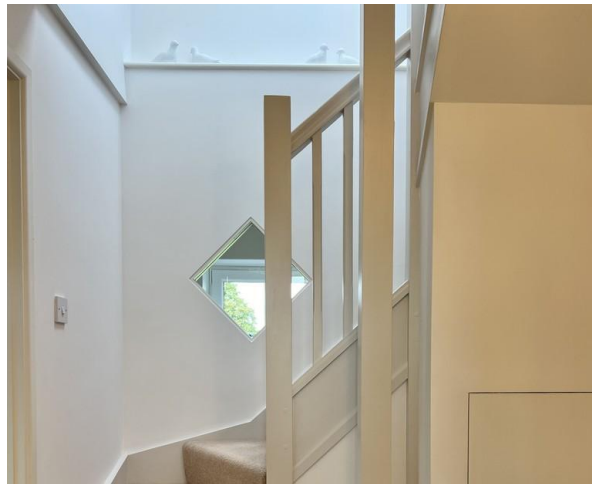
The cottage style front garden takes full advantage of the south-westerly aspect creating a perfect spot to unwind! There is also parking and a garage.

We can't wait to show you around this little gem – so give us a call to arrange your viewing.

West Harptree is one of the central villages in Chew Valley, boasting a thriving community with a large village shop and popular public house. The centre point of the village is the Church of St Mary. The village also has a doctors and dentist surgery, a beauty salon, a Post Office/shop and a village hall, as well as an excellent community sought-after by many.

There is the well-regarded East Harptree Primary School nearby, and for Secondary Schooling nearby Chew Valley School is popular and has a thriving sixth form community.

The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells (renowned for being the smallest City in England) which is approximately 15 minutes' drive away and has an array of shops, restaurants and a Cathedral. There is a regular bus service from the village to Bristol and railway stations at Bristol Temple Meads and Bath Spa with services to London and connections to the wider national rail network. Access to both the M4 and M5 are within a reasonable distance and nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the world.





ROOM DIMENSIONS

Ground Floor

KITCHEN 11'1" x 7'8"
 SITTING ROOM 17'6" x 13'0"
 FAMILY ROOM 14'5" x 14'3"
 HALLWAY 6'0" x 10'7"
 W/C 2'3" x 3'4"

First Floor

BEDROOM 17'5" x 10'5"
 BEDROOM 11'3" x 9'0"
 BATHROOM 6'6" x 6'0"
 LANDING 6'8" x 10'9"

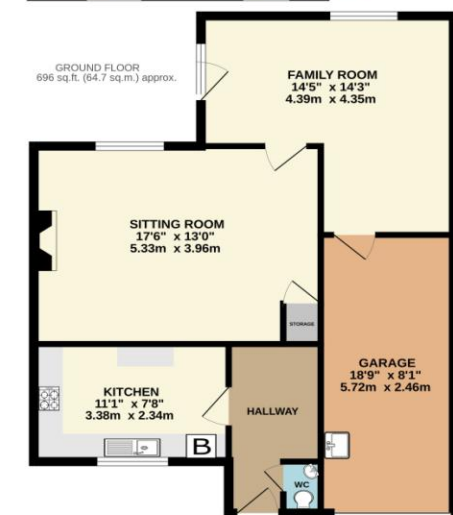
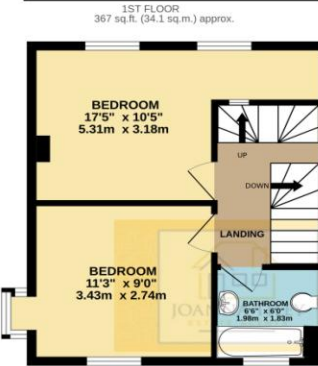
Second Floor

GUEST BEDROOM 15'8" x 12'2"
 LANDING 6'8" x 8'2"

GARAGE 18'9" x 8'1"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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.



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