



3 Molly Close, Temple Cloud, Bristol, BS39 5AE

- Detached Property circa 1,292 sq. Ft
- In need of Renovation
- Sitting Room with Countryside Views
- Kitchen with Garden Views
- Family Bathroom
- Two Double bedrooms
- Loft Room with Eves Storage
- Good Size Rear Garden
- Garage and Parking for Several Vehicles
- No Forward Chain



DETACHED BUNGALOW IN SOUGHT AFTER LOCATION

Lovely two-bedroom bungalow in an elevated position in a sought-after location!

Entering the light and bright hallway from which all rooms flow beautifully-the property has a traditional and pleasing layout. From the hallway enter the sitting room with a cosy gas fire and large window overlooking the front garden and good views afforded by the elevated position.

Opposite the sitting room you will find the first of two comfortable double bedrooms with views over the countryside. Onwards to the kitchen which has plenty of worktop space for all your cooking needs with access to the rear garden. Next is the three-piece family bathroom then on to the second double bedroom that has a staircase leading to the loft room with oodles of storage and skylights to make this useful space pop!

Outside the rear garden has a patio area, a lawn and a space to 'grow your own'. There is also the added benefit of a single garage. Further benefitting from no forward sales chain, this home is ready for its new owner and the next exciting chapter in Temple Cloud

ABOUT THE VILLAGE 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 store 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 several facilities including several farm shops, golfing at Farrington Gurney, sailing at the Chew Valley lakes and excellent walks.

The village is perfectly placed for commuting to both Bristol and Bath with a regular bus service to Bristol and railway stations at Bristol Temple Meads and Bath Spa with trains to London and links to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World.





ROOM DIMENSIONS

Ground Floor

HALL 4'8" x 13'4"

SITTING ROOM 12'0" x 15'9"

KITCHEN/BREAKFAST ROOM 11'0" x 9'9"

BEDROOM 11'8" x 11'8"

BEDROOM 11'4" x 9'9"

BATHROOM 7'0" x 6'5"

First Floor

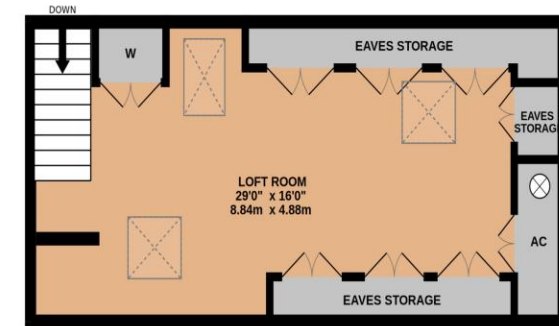
LOFT ROOM 29'0" x 16'0"

Outside

GARAGE 9'0" x 22'0"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 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 is given.