



12 Tunbridge Close, Chew Magna, Bristol, BS40 8SU

12 Tunbridge Close, Chew Magna, Bristol, BS40 8SU

- Detached Property circa 1690 sq. Ft
- In need of some updating
- Two Spacious Reception Rooms
- Fitted Kitchen
- Main Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Garage with Parking
- Great size Plot
- Open aspect to the rear

DESCRIPTION WHAT A GREAT OPPORTUNITY!!

This detached property is packed with potential in an unbeatable location with open views over fields and just a short walk to Chew Magna. Step inside to a welcoming hallway that flows effortlessly into the spacious reception rooms, leading naturally to the kitchen, plus a handy utility room. Upstairs, a gallery landing takes you to four double bedrooms and two bathrooms-perfect for family living. Outside is a front garden with ample parking and garage and a rear garden with a sun terrace, lawn, and mature planting. The fields beyond create a countryside feel with beautiful walks right on your doorstep. No. 12 is a property full of potential-call us today for more details!

Chew Magna is a sought-after village within the heart of the Chew Valley, benefiting from being walking distance to the beautiful Chew Valley Lake, with its first-class fishing and sailing facilities. It is recognised as being the most desirable village in which to live, with a plethora of excellent pubs and restaurants including The Lazy Lobster, a fantastic seafood and wine bar and JARS, a sustainable delicatessen and barista bar. The village has a Co-op Supermarket, café, Post Office, florist and an independent gift shop. The excellent Pearce's butchers on the High Street is very popular with Valley locals. This energetic village has village Cricket, Rugby and Football club, and appeals to a diverse range of buyers seeking to enjoy the many attributes that the village has to offer.

The forward-thinking curriculum of Chew Magna Primary School makes it popular with local families. Chew Valley Comprehensive School is well regarded with an excellent sixth form. The village is perfectly placed for commuting to both Bristol and Bath and there is a regular bus service to Bristol from the village. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.







Awaiting EPC.....

ROOM MEASUREMENTS

Ground Floor

- PORCH 10'10" x 5'9"
- ENTRANCE HALL 12'3" x 11'3"
- LIVING ROOM 21'1" x 14'1"
- LOUNGE/DINER 19'10" x 11'3"
- KITCHEN 12'10" x 10'4"
- LEAN TO 9'7" x 3'4"
- GARAGE 16'5" x 10'4"

First Floor

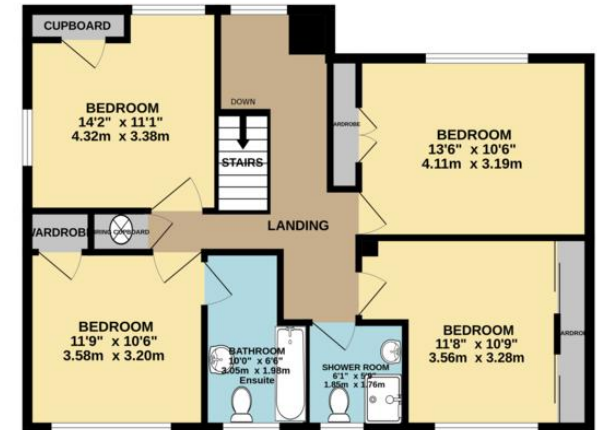
- BEDROOM 14'2" x 11'1"
- BEDROOM 13'6" x 10'6"
- LANDING 14'6" x 18'2"
- BEDROOM 11'9" x 10'6"
- ENSUITE 10'0" x 6'6"
- BEDROOM 11'8" x 10'9"
- SHOWER ROOM 6'1" x 5'9"



GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 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.
Made with Metropix ©2025



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com