



3 Innicks Close, Ubley, Bristol, Bath & North East Somerset, BS40 6PL

- Three Bedroom Family Home in Great Location
- Shaker Style Kitchen
- Open Plan Layout
- Additional Bonus Room
- Utility Room
- Garage
- Off Road Parking
- South Facing Rear Garden
- Close to School
- Central Village Location



FABULOUS FAMILY HOME IN A SUPERB CENTRAL VILLAGE LOCATION!

If you are looking for your next move to a tucked away location in the centre of the village this fabulous three-bedroom family home offers all the charm of a country cottage.

There is a generous sized kitchen/dining room with a Shaker style kitchen – the hub of the home and the perfect space for entertaining with the family. There is a sitting room with a cosy wood-burner effect gas fire and double doors providing access to the large garden. There is a very useful bonus room – suitable for a variety of uses - plus a utility and cloakroom. Upstairs are three bedrooms and a stylish family bathroom.

The property has large front and rear gardens with a patio area, mainly laid to lawn with mature shrubs. There is a garage with a personal door from the garden, off road parking and great views over surrounding countryside.

This home is very well presented throughout – please do give us a call to arrange your viewing.

Ubley is a very pretty village, well away from main roads and located between Chew Valley Lake and Blagdon Lake. It has a very active social community; the village hall hosts many social events, groups including a beer festival.

There is a Church in the centre of the village and the area is great for dog friendly walks and hiking.

The village has an excellent Primary School, Ubley C of E Primary School. Secondary schooling is available at nearby Chew Valley School. The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells which is approximately 15 minutes' drive. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.

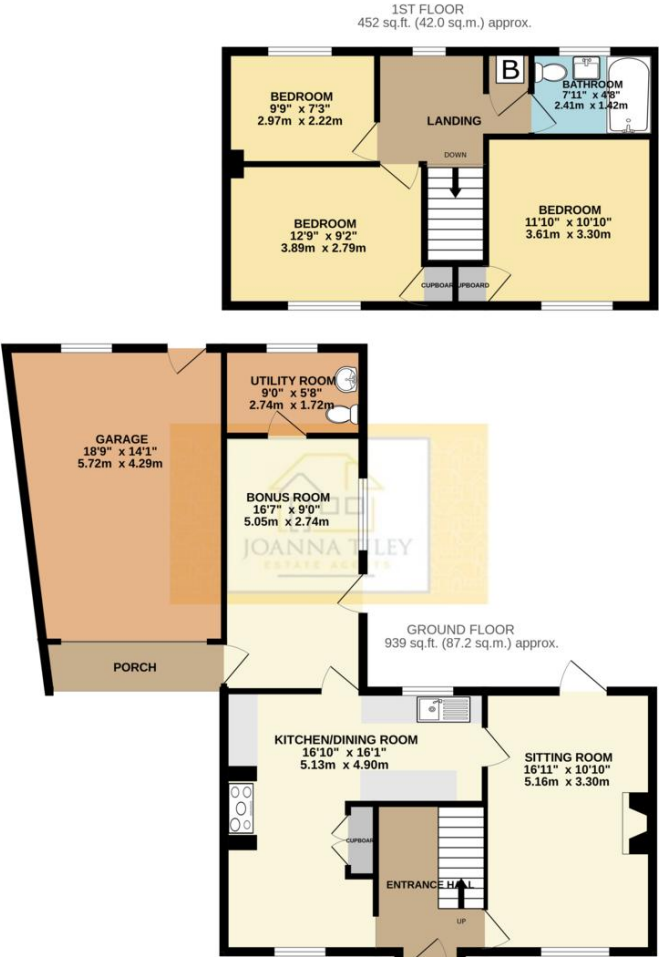




ROOM DIMENSIONS

Ground Floor
 ENTRANCE HALL 5'9" x 10'11"
 SITTING ROOM 10'11" x 16'11"
 KITCHEN/DINING ROOM 16'10" x 16'1"
 BONUS ROOM 16'7" x 9'0"
 UTILITY ROOM 9'0" x 5'8"
 GARAGE 18'9" x 14'1"
 PORCH 10'0" x 3'11"

First Floor
 LANDING 9'7" x 7'3"
 BEDROOM 11'10" x 10'10"
 BEDROOM 12'9" x 9'2"
 BEDROOM 9'9" x 7'3"
 BATHROOM 7'11" x 4'8"



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 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		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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