

excess of 110 feet in length, being predominately laid to lawn and boasting many fine specimens of trees and shrubs. Within its well-stocked borders, one will find a wide variety of plants including rhododendrons, azaleas, rose bushes, flowering cherry trees, philadelphus and many other established perennial plants. There is a patio area, shaded by a magnificent copper-leaved Acer tree providing contrast and colour in the summer and a Bramley apple tree. Cold water tap. Side access leads you back to the front. Enclosed by timber panel fencing. Greenhouse.



**Garage**  
Accessed via an up and over door. Light and power connected. Pedestrian door. Wall mounted consumer unit.

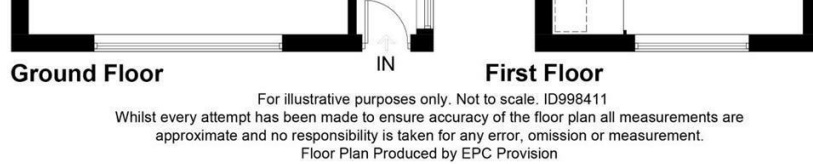
# Gino's Estate Age



## 14 The Chimes

Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft





**Tenure:** Freehold

**Floor area:** 1363.00 sq ft

**Tax Band:** E

**Local Authority:** North Somerset

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## 14 The Chimes, Na

A delightful 3 Bedroom detached, chalet style family home located in a favoured and quiet cul de sac in the 'O' ground, Hannah More & The Grove schools and local amenities presented throughout with the added bonus of a group of 3 bedrooms. The property comprises: Entrance Porch, Entrance Hall, Shower Room, 3 Bedrooms and a Family Bathroom whilst externally there is a block paved driveway and garage. EPC rating: D

**Ginos Estate Agents**  
6 Ryves Vale, Tickenham, BS21 6FZ  
T. 01275 540 176 | sales@ginosproperties.co.uk  
ginosproperties.co.uk





Ground Floor

Entrance Porch

Entered via a UPVC double glazed door. UPVC double glazed window to the side. Tiled flooring. A further glazed wooden door leads you into the Entrance Hall.

Entrance Hall

UPVC double glazed picture window to the side. Stairs ascending to the first-floor accommodation with open space beneath. Radiator, laminate flooring and useful storage cupboard.

Lounge

18'3" x 13'6" max (5.56m" x 4.11m" max)



A lovely sized, light room with UPVC double glazed window to the front. Open fire with tiled hearth and surround. Ceiling coving, radiator, TV and telephone points. Glazed wooden doors to the Study.



Study

12'4" x 7'10" (3.76m" x 2.39m")

This room is nestled between both the Lounge and kitchen. UPVC double glazed floor to

Dining Room

11'9" x 9'10" (3.58m" x 3.00m")



Double glazed sliding doors to the rear garden. Ceiling coving, radiator, ceiling spotlights and Laminate flooring.

Kitchen

12'10" x 11'10" (3.91m" x 3.61m")



Fitted with a range of wall and base units with a solid granite worktop surface with a double sink bowl drainer with mixer tap in stainless steel. Fitted range cooker with extractor hood over. Space for an undercounter Fridge and integral dishwasher. Travertine flooring. Useful storage cupboard which houses the wall mounted Worcester combination gas boiler. Space and plumbing for a washing machine under. UPVC double glazed windows to both the front and side and door to the side. Ceiling coving, spotlights, and radiator. Door to the Dining Room,



Shower Room



Fitted with a modern white suite comprising: Tiled shower quadrant with the controlled shower over. Low level close coupled wc and vanity unit with inset basin. Radiator, ceiling spotlight, extractor fan and LVT flooring.

First Floor Landing

Access to the insulated loft. Doors to all Bedrooms and Bathroom.

Bedroom 1

12'3" x 10'3" to wardrobe (3.73m" x 3.12m" to wardrobe)



UPVC double glazed window to the front. Fitted with an extensive range of wardrobes accessed via sliding mirror fronted doors provides plenty of storage. Accessed. Radiator. TV point.

Bedroom 2

12'4" x 10'7" (3.76m" x 3.23m")



ceiling window to the side. Radiator, ceiling coving, laminate flooring and telephone point. Glazed wooden to the Kitchen.



UPVC double glazed window to the rear garden enjoying a fantastic outlook garden. Built in storage cupboard. There is also an additional eaves storage with light. Radiator.