

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.

14 The Chimes

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



Gino's Estate Agents



Ground Floor

IN

First Floor

For illustrative purposes only. Not to scale. ID998411

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision

Tenure: Freehold

Floor area: 1363.00 sq ft

Tax Band: E

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Ginos Estate Agents

6 Ryves Vale, Tickenham, BS21 6FZ

T. 01275 540 176 | sales@ginosproperties.co.uk
ginosproperties.co.uk



14 The Chimes, Na

A delightful 3 Bedroom detached, chalet style family located in a favoured and quiet cul de sac in the 'O' ground, Hannah More & The Grove schools and local presented throughout with the added bonus of a grou comprises: Entrance Porch, Entrance Hall, Shower R Bedrooms and a Family Bathroom whilst externally t along with a block paved driveway and garage. EPC ra

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")



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.