



Nestled in the heart of the charming village of Pensford, this delightful bungalow offers privacy and versatility, making it an ideal home for families or those looking to downsize. Located close to the George & Dragon pub, The Rising Sun - both with scenic views of the River Chew, Lord's Woods, and within walking distance of Pensford Primary School. This property strikes the perfect balance of convenience and picturesque surroundings.

Inside, the home offers two double bedrooms, a white bathroom suite, and a loft room with its own W/C, providing both space and convenience. The cosy sitting room, with its charming log burner, is the perfect spot to unwind. The heart of the home is the sleek, high-gloss kitchen, fully equipped with integrated appliances and offering plenty of space for a dining table. French doors open out to a private patioed garden, ideal for outdoor dining and relaxation.

Outside, the elevated front garden captures views towards Dundry, with a blend of patio and low-maintenance artificial grass, offering a warm welcome. The rear garden features a private patio, ideal for outdoor living, with steps leading to the garage and off-street parking for multiple cars.

Set in this sought-after location, this property offers a unique blend of tranquility and accessibility, with the lovely village of Pensford providing a peaceful yet well-connected setting.

Sitting Room 16'02 x 11'00 max (4.93m x 3.35m max)

Kitchen / Diner 27'00 x 7'09 (8.23m x 2.36m)

Bedroom One 10'04 x 12'10 (3.15m x 3.91m)

Bedroom Two 8'01 x 9'08 max (2.46m x 2.95m max)

Bathroom 5'01 x 7'11 (1.55m x 2.41m)

Loft Room 19'03 max x 11'07 (5.87m max x 3.53m)

W/C 5'07 x 6'03 ,ax (1.70m x 1.91m ,ax)

Council Tax - Band C

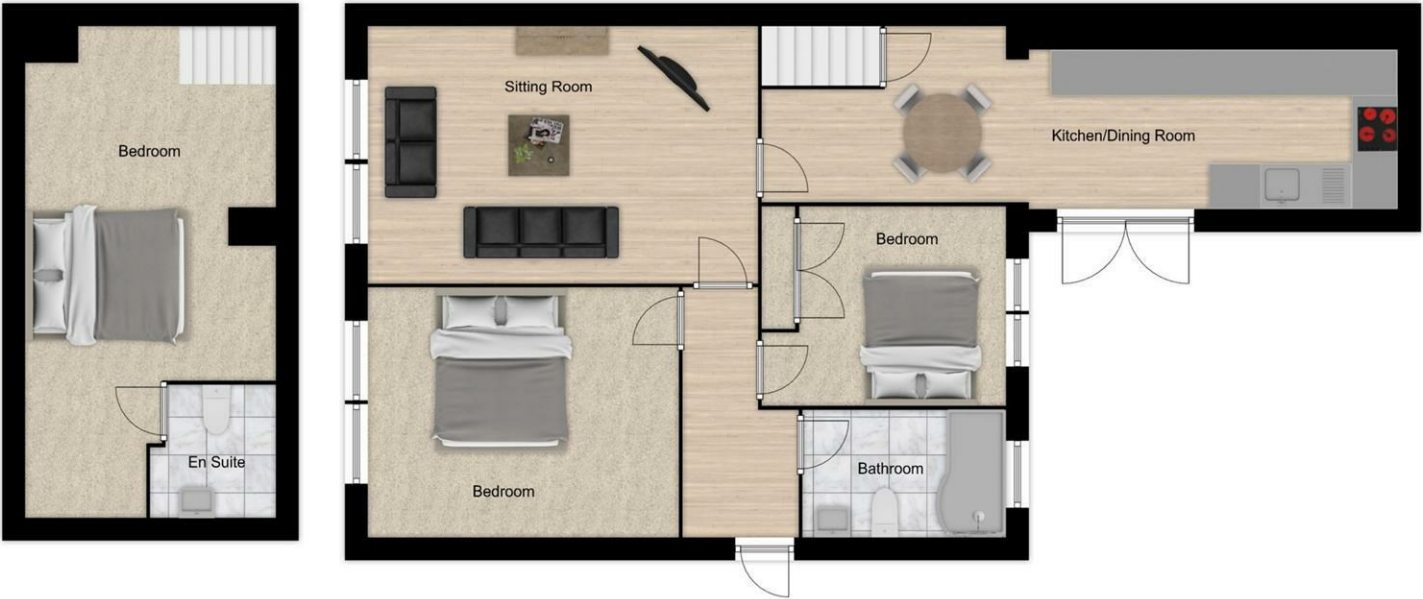
Tenure Status - Freehold

PLEASE NOTE:

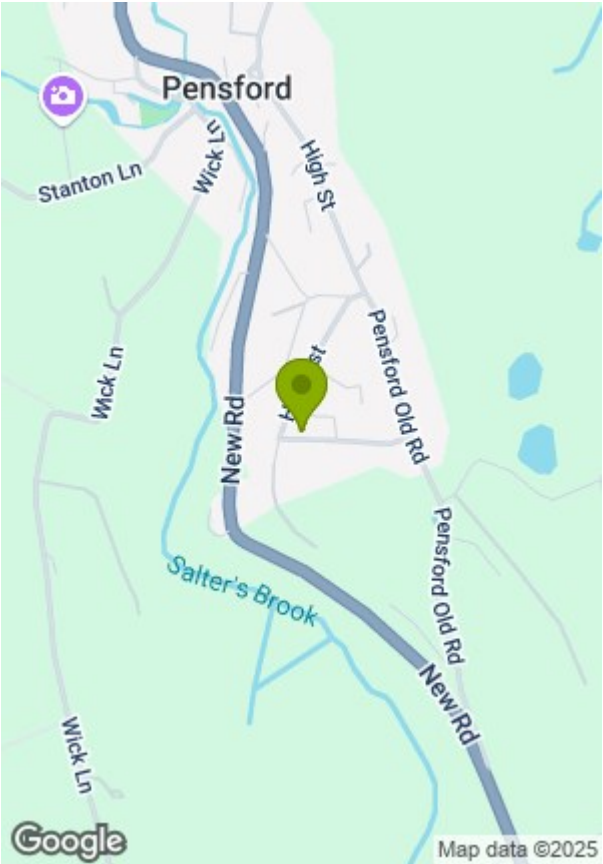
In accordance with section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property. An employee of Greenwood's Property Centre is related to the owner.







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	57		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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