



High Street, Winterbourne  
£740,000





# 36 High Street

## Winterbourne, BS36 1JN

### Entrance

### Hallway

Doors to all rooms

### Living Room

16'6" x 11'7"

Double glazed doors patio doors to sunroom, central heating radiator.

### Sunroom

14'5" x 11'7"

Double glazed windows and French doors to rear garden.

### Living-Dining Area

10'10" x 17'10"

Double glazed windows to front and side, central heating radiator x2.

### Kitchen-Breakfast Room

16'11" x 11'5"

Double glazed window and patio door to rear, base and wall units, sink drainer, range of integrated appliances, central heating radiator.

### Bedroom/Office

12'2" x 11'3"

Double glazed window to front, central heating radiator.





**Bathroom**

7'10" x 11'5"

Double glazed window to rear, four piece bathroom consisting of bath, shower, w.c. and sink in base unit, heated towel rail.

**First Floor Landing**

Double glazed window to rear.

**Bedroom**

10'11" x 11'3"

Double glazed window to front, built in wardrobe, central heating radiator.

**Bedroom**

10'10" x 9'3"

Double glazed window to front, central heating radiator.

**Bedroom**

8'4" x 7'10"

Double glazed window to side, central heating radiator.

**Shower Room**

5'10" x 6'2"

Double glazed window to side, shower, w.c., sink in wall unit, heated towel rail.

**Garage**

10'11" x 17'2"

Electric roller door, access to hallway.

**Front External**

Gated paved driveway providing off-street parking for several cars, enclosed by hedging, access to garage.

**Rear Garden**

West facing, laid to patio and lawn, summerhouse, workshop with power and lighting, views of fields to rear.



### Miscellaneous items

EPC: D  
Council Tax: E  
Utilities: All main services  
Authority: South Gloucestershire  
Tenure: Freehold

### Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

### Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

### Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Ground Floor



Floor 1

### Approximate total area<sup>1</sup>

1716.4 ft<sup>2</sup>

159.46 m<sup>2</sup>

### Reduced headroom

4.17 ft<sup>2</sup>

0.39 m<sup>2</sup>

(1) Excluding balconies and terraces.

⚠ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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