



**Tilley Cottage High Street, Pensford Bristol BS39 4HN**

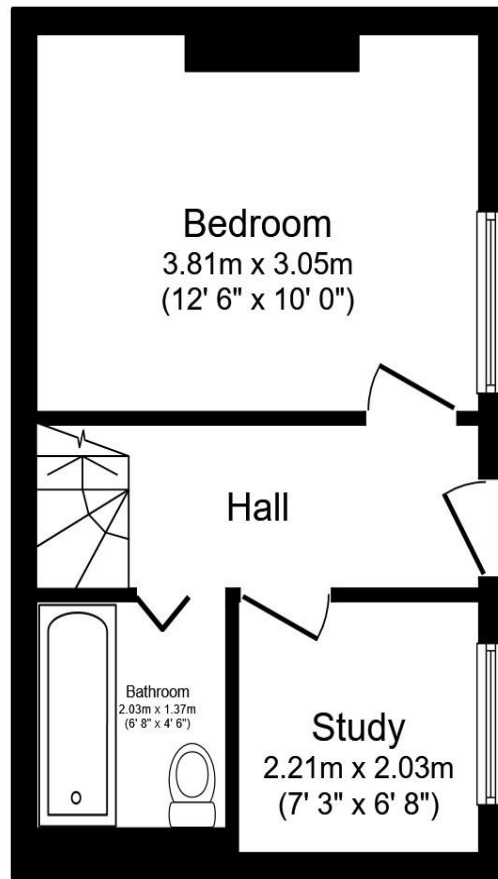


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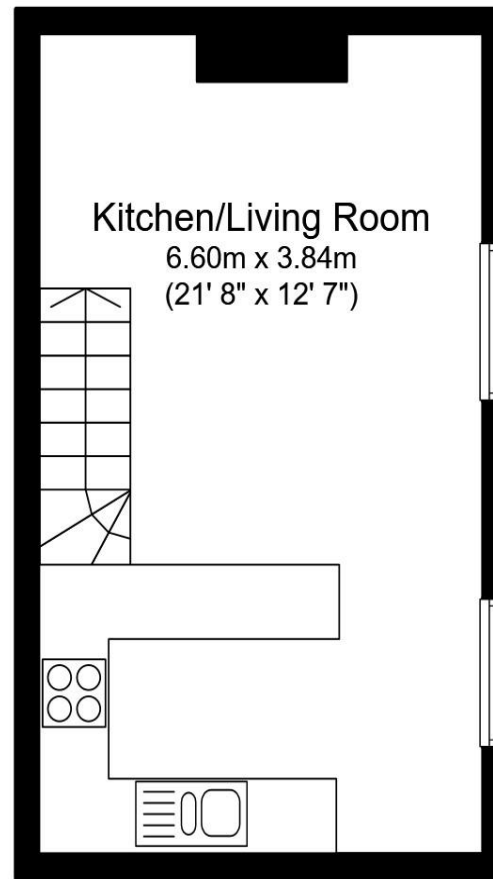
**Tilley Cottage High Street, Pensford Bristol**

Charming TWO bedroom cottage, in the stunning village of Pensford, with easy access to both Bath and Bristol. Open-plan living, with period features such as exposed brickwork and beam.





**Ground Floor**



**First Floor**

## Ground Floor

### Bedroom One

12' 6" x 10' ( 3.81m x 3.05m )

### Bathroom

### Bedroom Two

7' 3" x 6' 8" ( 2.21m x 2.03m )

## First Floor

### Open Plan Kitchen/Living

21' 8" x 12' 7" ( 6.60m x 3.84m )

Total floor area 50.7 m<sup>2</sup> (545 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **Tilley Cottage High Street, Pensford Bristol**

- Village Location
- Period Features
- Easy Access to Bristol and Bath
- Charming Cottage
- Close to village amenities

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BAT110582 - 0007

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