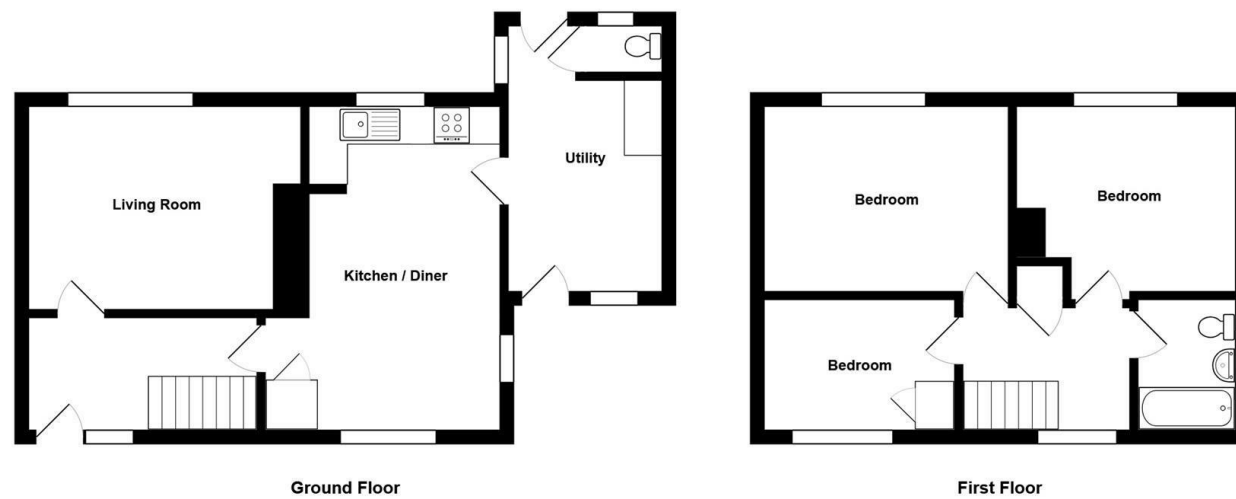


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 92.0 m<sup>2</sup> ... 990 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Price Guide £285,000

A well proportioned traditional semi detached house set in a popular village location within commuting distance of Bristol, Bath and Wells.

- Available with no upward sales chain
- Recently redecorated and new carpets
- Light and spacious accommodation
- Entrance hall
- Living room with sliding patio door to rear terrace and garden
- Newly re fitted kitchen/dining room
- Utility room and downstairs cloak with wc
- 3 Bedrooms
- Bathroom with white suite
- Good size gardens, westerly facing at the rear and off street parking

[www.daviesandway.com](http://www.daviesandway.com)  
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# 39 Rogers Close, Clutton, Bristol, BS39 5RX

This traditional three bedroom semi detached house offers an opportunity to purchase a property without the complication of an ongoing sales chain which is vacant having been recently redecorated, with new carpets and a newly fitted kitchen. The accommodation is particularly light and spacious conventionally arranged across two floors and ideal for family occupation.

On the ground floor there is an entrance hall, living room at the rear of the property with a sliding patio door leading to a rear terrace and garden together with a good size kitchen/dining room which is furnished with a range of newly installed wall and floor units with a built in oven and hob. In addition there is a useful utility room as well as a downstairs cloak room with wc. The first floor has three well proportioned bedrooms and a family bathroom with a modern white suite.

On the outside there is a lawned front garden and off street parking space and a good size enclosed westerly facing rear garden comprising an extensive paved patio and terrace and a lawn.

Clutton is a popular village location on the edge of the Chew Valley easily accessible to the Mendip Hills. It is well placed for commuting being approximately 9 miles from Bristol and Bath and 11 miles from Wells. It has a public house, primary school and church, other facilities are available in the nearby villages of Temple Cloud and High Littleton.

The village is surrounded by farmland and countryside with country walks available close by.

In fuller detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### ENTRANCE CANOPY

Double glazed entrance door and side panel leading to

### HALLWAY

Staircase rising to first floor, radiator.

### LIVING ROOM 4.44m x 3.32m (14'6" x 10'10")

Sliding double glazed patio door opening on to a paved terrace, radiator.

### KITCHEN/DINING ROOM 5.25m x 3.11m (17'2" x 10'2")

Triple aspect with a double glazed windows to front, side and rear. A range of newly installed wall and floor units with contrasting work surfaces and tiled surrounds. Inset stainless steel sink with mixer tap, built in oven, hob and hood. Radiator. Understairs cupboard (excluded from measurements).

### UTILITY ROOM 4.21m x 2.52m (13'9" x 8'3")

Double glazed doors and windows to front and rear aspects. Fitted work surface with plumbing for washing machine and further appliance space. This is a very useful space providing access to the front and rear gardens.

### CLOAK/WC (included in utility room measurements)

Single glazed window, low level wc.

## FIRST FLOOR

### LANDING

Double glazed window to front aspect. Access to roof space with drop down aluminium ladder. Cupboard with Glow Worm gas fired combination boiler.

### BEDROOM 3.99m x 3.05m (13'1" x 10'0")

Double glazed window overlooking the rear garden, radiator.

### BEDROOM 3.60m to max x 3.24m (11'9" to max x 10'7")

Double glazed window to rear aspect, radiator.

### BEDROOM 3.09m x 2.12m (10'1" x 6'11")

Double glazed window to front aspect, radiator. Built in bulkhead cupboard (included in measurements).

## BATHROOM

White suite with chrome finished fittings comprising bath with mixer tap, bath mounted shower screen and over bath Triton electric independent shower, tiled surrounds. Low level wc, pedestal wash basin with tiled and panelled surrounds, ceiling mounted downlighters, double obscure glazed window to side aspect, radiator.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with a pathway providing access to the front door and utility room door. Off street parking space.

### REAR GARDEN 15m deep x 10.5m wide (49'2" deep x 34'5" wide)

A good size westerly facing enclosed garden comprising a large paved patio immediately to the rear of the property with an outside water tap, beyond which the garden is laid to lawn.

## TENURE

Freehold

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## ADDITIONAL INFORMATION

Local Authority - Bath and North East Somerset Council.

All mains services are connected.

The property gas fired central heating.

With the exception of one small window, the property is double glazed.

The property is situated within a coal mining reporting area for which it is recommended a mining report should be obtained as part of the conveyancing process.

Broadband - Ultrafast 1000Mbps available (source - Ofcom)

Mobile - Good outdoor & indoor coverage via Vodafone & 3 (source - Ofcom)

