

8 TYNINGS CLOSE, BRISTOL, BS20 0FH

GOODMAN & LILLEY



8 Tynings Close

Bristol BS20 0FH

- Sizeable detached brick built bungalow of over 1,650 Sq ft
- Huge 34ft x 23ft Open plan living space with high vaulted A-frame beamed ceilings
- Gardens to three sides
- Gated community in popular semi rural position
- Three bedrooms (two en-suite) & further shower room WC
- Large detached outbuilding & parking
- No onward chain & vacant possession
- EPC rating B

Location

Situated on the northern edge of the picturesque Gordano Valley, Tynings Close is surrounded by stunning countryside and areas of natural beauty. The Avon Wildlife Trust reserves at Hails Wood and Priors Wood are just a short distance away — with the latter renowned for its enchanting bluebell walk each spring. The area is highly regarded for its excellent schooling, offering both state and independent options including St Mary's Primary School, St Katherine's School and The Downs Preparatory School; all within easy reach.

Summary

A Superb Detached Family Home in a Gated Semi-Rural Setting

A spacious and individually designed detached brick-built bungalow extending to over 1,650 sq ft, originally developed in 2015 to create a superb, energy-efficient family home. Offering generous and versatile accommodation, impressive architectural features and excellent outdoor space, this exceptional property occupies a desirable position within a gated community in the popular semi-rural village of Easton in Gordano.

Description

The property boasts a huge 34ft x 23ft open-plan living space, creating a spectacular heart to the home. Featuring high vaulted A-frame beamed ceilings, this impressive room provides an exceptional space for both everyday family life and entertaining, with an abundance of natural light and a wonderful sense of volume.

The accommodation includes three well-proportioned bedrooms, two of which benefit from en-suite facilities, together with a further shower room/WC. The layout provides excellent flexibility for modern family living, with the substantial open-plan living area forming the centrepiece of the property.

The property also benefits from an EPC rating of B, reflecting its excellent energy efficiency. Solar panels further enhance the home's credentials and currently provide an income of approximately £2,500 per annum tax-free, subject to the applicable tariff and terms.

Externally, the property enjoys gardens to three sides, providing a good degree of privacy and attractive outdoor space. There is also ample parking together with a large detached metal outbuilding, offering considerable potential for storage, hobbies, a workshop or other uses, subject to any necessary permissions.

Situated within a secure gated community in a sought-after semi-rural position, the property combines the peace and space of village living with convenient access to the surrounding countryside, local amenities and transport links.

Garden & Large Outbuilding

Accessed via secure gates to a communal driveway. There are gardens to three sides of the bungalow as well as a large metal outbuilding which could be demolished to provide space and potential for a new triple sized garage. The outbuilding is located before the existing private gates on the left hand side of the lane.

Additional Information

Tenure; Freehold
Council Tax Band- D (North Somerset Council
Services- Mains Electric, Water & Drainage, Electric solar panels.
Internet- Full Fibre High Speed
Agents note - The property has been advertised with staged furniture and is currently unfurnished and will be sold unfurnished.

















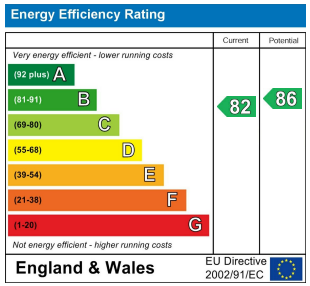


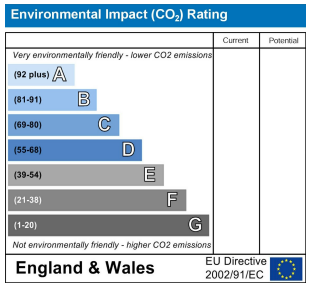
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
82
86
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC





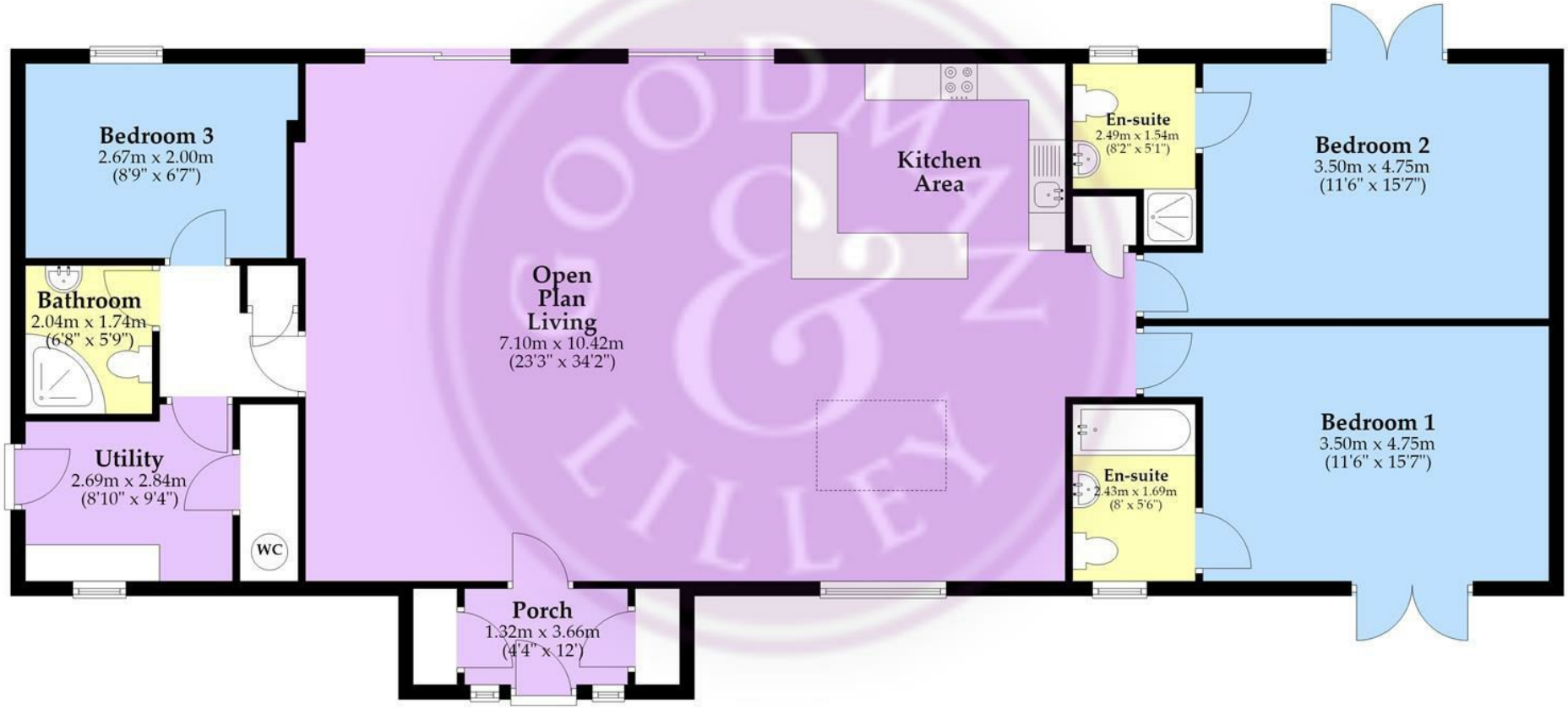




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Ground Floor

Approx. 154.0 sq. metres (1657.2 sq. feet)



Total area: approx. 154.0 sq. metres (1657.2 sq. feet)

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.
Plan produced using PlanUp.

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