



New Road, Churchill
£315,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 2

Bathrooms: 2

Receptions: 1

This well presented coach house style property is tucked away in a discrete position off Bristol Road and has a fantastic private garden and parking. On the ground floor there is a superb open plan kitchen/dining/living area that flows seamlessly together creating a sophisticated living space to entertain and diner. The kitchen area is well appointed with modern fitted units and provision for white goods, and there is plenty of space for a dining/breakfast table; from here an open arch leads through to a light-filled sitting area with patio doors to the garden. To the rear of the sitting room there is a good sized double bedroom with a lovely outlook over the garden, along with a family bathroom. On the first floor is a spacious master bedroom suite which almost has the appearance of a studio apartment, with plenty of space for a double bed, sofa and dressing area, and shower room. There is an integrated single garage with an internal door into the hallway, a single parking space and a lovely L-shaped lawned rear garden with elevated patio area, lots of privacy and space for a garden shed. The property benefits from gas central heating and double glazing.

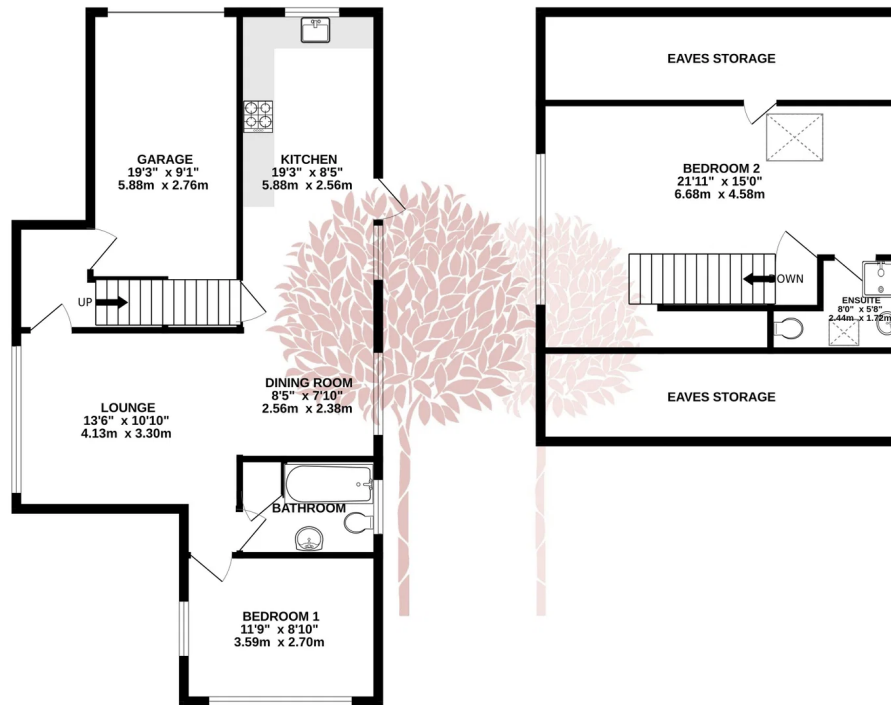


What we love about this property...

What a brilliant and unique first time or investment opportunity, with two double bedrooms and two bathrooms, it is ideal for either a young couple looking for a step onto the housing market, or indeed investors looking for a smart buy-to-let or investment opportunity.

Situation: Churchill is a popular commuter village situated in the beautiful North Somerset countryside, which offers a range of village facilities which include a shop, pubs, churches, modern sports centre with swimming pool, and primary school (www.churchill-pri.n-somerset.sch.uk). Secondary schooling, both state and private, is well catered for with the ever popular Churchill Academy & Sixth Form (www.churchill.n-somerset.sch.uk) on the doorstep which has recently been awarded Outstanding by Ofsted and also benefits from a modern sports complex, and private schools at Bristol, Wells, Sidcot, Bath and Wraxall. Churchill is favoured by the commuter, being convenient for the cities of Bristol, Bath and Wells and the seaside town of Weston-super-Mare, and there is access to the M5 at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway link at Yatton and Weston-super-Mare. The countryside around is well known for its beauty, with many country pursuits available including; walking, hunting, caving, dry-skiing, sailing and fishing, and for the lover of equestrian arts, Churchill





TOTAL FLOOR AREA : 1311 sq.ft. (121.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: Travelling south on the A38 from Churchill traffic lights, Sherwood is on the left hand side, with a Debbie Fortune Estate Agents' For Sale board.

What3Words: ///shuttered.describe.silently

Material information: This property operates on gas central heating. Council Tax band: A
 EPC Rating: D

