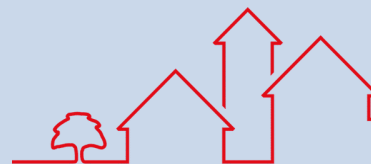




**7 Rhodyate Lane, Cleeve**

Guide Price **£650,000**



**Parker's**

Estate Agents & Property Lettings



## 7 Rhodyate Lane

Cleeve, Bristol

Presenting a rare opportunity to acquire a three-bedroom residence, offered for sale with no onward chain, in an idyllic country lane setting that perfectly balances a semi-rural ambience with the convenience of nearby shops, amenities and public transport links. This unique home is set within 0.35 acres of mature and established gardens, providing a sense of privacy and tranquillity that is seldom found so close to urban conveniences.

The property itself, in need of updating, presents enormous scope for extending and developing, subject to the relevant planning consents, making it an ideal canvas for those wishing to create a bespoke family residence in a coveted location.

The internal accommodation comprises; sitting room, dining room, a functional kitchen and garden room. The ground floor further comprises two bedrooms, a family bathroom and a separate shower room. Upstairs, the dormer bedroom benefits from an en suite shower room. The property is well suited for commuters, boasting excellent public transport links, easy motorway connections and proximity to Bristol Airport, making travelling for work or leisure exceptionally convenient. Families will appreciate the inclusion within the catchment area of the highly regarded Backwell School, renowned for its academic excellence and community spirit. Practicality is further enhanced by a horse shoe driveway and ample parking, catering for multiple vehicles and visitors with ease.

# 7 Rhodyate Lane

Cleeve, Bristol

This is a home that offers outstanding potential for those seeking to invest in a property with significant possibilities for enhancement. Whether you are looking to modernise, extend or simply enjoy the existing layout, this detached residence represents a truly special opportunity in a sought-after location, combining the peace of country living with the accessibility of city life. Early viewing is highly recommended to appreciate the full potential and exceptional lifestyle this property has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



### Entrance Porch

### Entrance Hall

Radiator, laminate flooring and stairs to first floor accommodation.

### Sitting Room

Three UPVC double glazed windows, two radiators and fireplace.

### Dining Room

Fireplace with inset woodburning stove, laminate flooring and two radiators. Opening to Kitchen and garden room.

### Garden Room

Of UPVC double glazed construction under a tiled and insulated roof with four skylights. Radiator, laminate floor and French doors opening to rear garden.

### Kitchen

Fitted with a range of wall and base units with tiled work surfaces over. Inset sink and drainer with tiled splash backs. Electric range cooker, spaces for dishwasher and under counter fridge. Cupboard housing oil fired boiler. Opening to Kitchen and door to Utility Room.

### Utility Room

Spaces for washing, tumble dryer and upright fridge/freezer. Vinyl flooring and UPVC double glazed sliding doors to rear garden. Door shower room.

### Shower Room

Fitted with a white suite comprising; electric shower and low line tray and low level W.C.





### **Bedroom 1**

Radiator. UPVC double glazed walk in bay window to front and UPVC double glazed window to side.

### **Bedroom 2**

### **Bathroom**

Tiled and fitted with a white suite comprising; freestanding roll edge bath with mixer tap and shower attachment, vanity unit with inset basin and low level W.C. Overhead skylight, tiled floor, radiator and towel rail.

### **First Floor Bedroom**

Eaves storage and UPVC double glazed window. Door to shower room.

### **Shower Room**

Fully tiled and fitted with a white suite comprising electric shower unit and pedestal wash basin. Radiator, vinyl flooring and Velux window.

### **Rear Garden**

Extensive gardens predominantly laid to lawn with an abundance mature plants and trees. A large timber summer house. Paved patio, outside light and tap.

### **DRIVEWAY**

3 Parking Spaces





Approximate Gross Internal Area = 144.5 sq m / 1555 sq ft

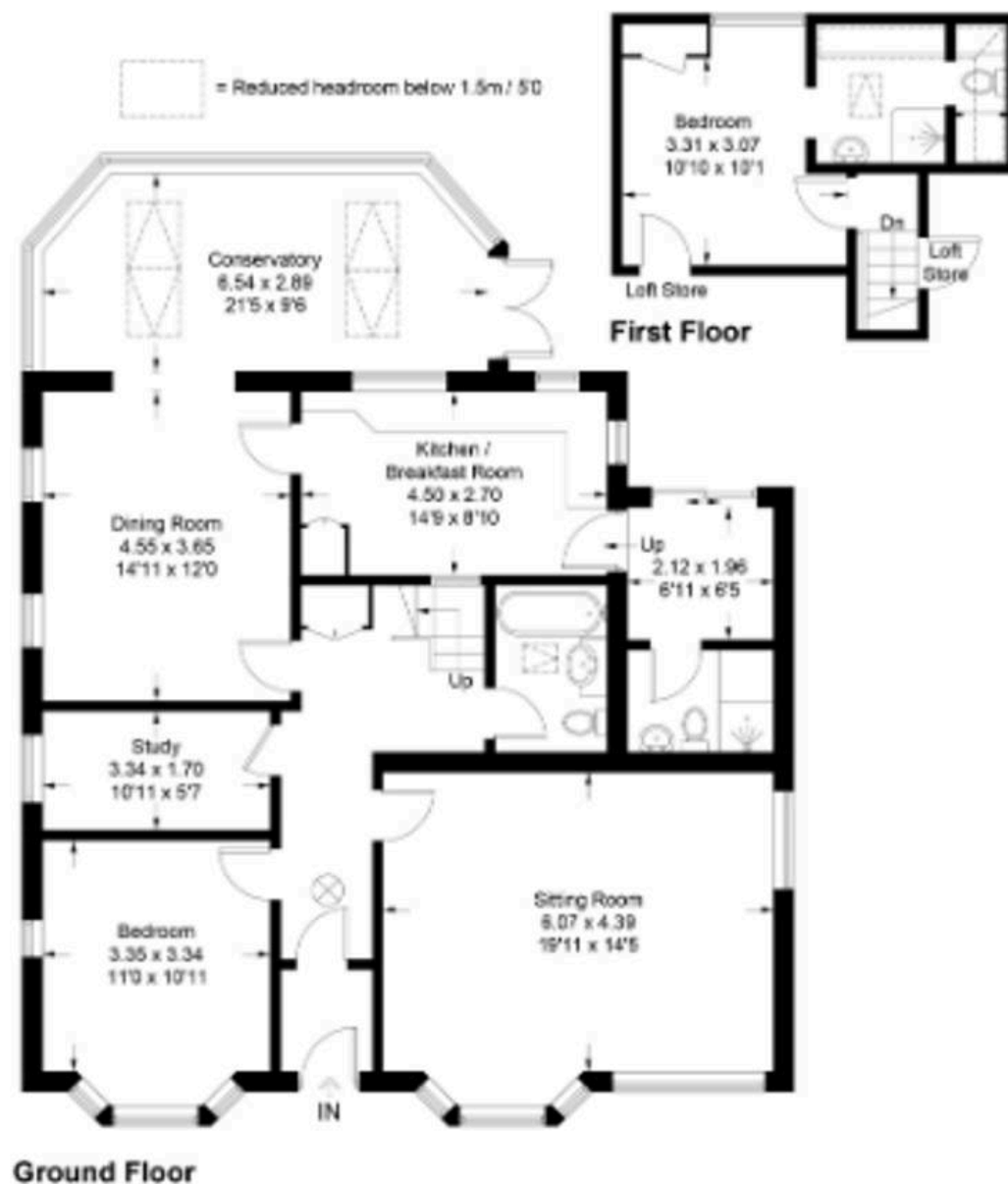


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtba.co.uk (D1230000)



## Parker's Estate Agents

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### IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

