



- A well presented three bedroom semi detached home
- Lounge overlooking the rear garden
- Good size kitchen/dining room leading to outbuildings
- Three generous size bedrooms and a first floor bathroom
- Lovely rear garden with patio and lawn
- Excellent transport links to Bristol & Bath



'A smart and well presented three bedroom semi detached home in a popular village which has fantastic links to both Bristol & Bath!'

This three bedroom semi detached village home offers a great deal of space and enjoys an entrance hallway with stairs to the first floor, a good size lounge, there is a well presented kitchen/dining room with space for appliances and a dining set and beyond the kitchen is a rear lobby, store and two outbuildings which could potentially be converted as others have done. On the first floor there are three good size bedrooms and a family bathroom. GCH and double glazing.

Externally there is a low maintenance front garden which subject to the correct permissions being obtained, could be adapted to create off street parking. At the rear there is a sizeable garden that offers a a level patio area, and a nicely tended lawn perfect for a growing family.

Clutton is a popular village set on the Eastern edge of the Chew Valley and enjoys basic amenities such as a village pub, social club and Primary school. Bath and Bristol are both around 9/10 miles away, both with busy railway connections with neighbouring villages such as Timsbury and Temple Cloud offering further services.

Tenure: Freehold

Council Tax Band: C





Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.