

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 117.6 m<sup>2</sup> ... 1266 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.

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4 Rushgrove Gardens, Bishop Sutton, Bristol, BS39 5XE



Price Guide £585,000

An extended detached bungalow set in a village cul de sac location within a large level garden extending in total to approximately 0.40 of an acre.

- Scope for refurbishment with huge potential and large garden
- Entrance Hall
- 'L' shaped living/dining room
- Kitchen
- 3 Bedrooms
- Dressing room/study
- Bathroom & separate cloak/wc
- Extensive mature plot with gardens to front and rear extending in total to approximately 0.40 acres
- Detached garage and ample driveway parking
- Available with no upward sales chain





## 4 Rushgrove Gardens, Bishop Sutton, Bristol, BS39 5XE

The property comprises a detached bungalow dating from the 1960's with elevations faced in stone and smooth painted render beneath a concrete tile clad pitched roof. The property has a longstanding rear extension and offers good room sizes throughout now offering scope for some general modernisation and improvement to realise the full potential. Being a true bungalow on one level, the accommodation is versatile and would suit retirement or family orientated purchasers.

Keen gardeners will delight in the large level plot which extends in total to 0.40 of an acre with a very high degree of maturity and a particularly large rear garden with further garden, driveway and parking space to the front and a garage.

Rushgrove Gardens is a small cul de sac of similar properties situated in the Chew Valley village of Bishop Sutton close to the village centre with amenities including a convenience store, primary school, village hall, public house etc all within easy reach. This is a popular residential location just to the east of Chew Valley Lake with good access to the A37. The City of Bristol is approximately 12 miles away and the World Heritage City of Bath is 13 miles. The nearby village of Chew Magna which offers a wider range of day to day amenities is approximately 3 miles.

In all, a great opportunity to purchase a property to place your own stamp upon and to carry out improvements to suit your own requirements.

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

### ENTRANCE HALL

Entrance door and glazed side panel. Shelved cupboard with electric meter. Separate cupboard with hot water cylinder. Access to roof space with aluminium ladder. Radiator.

### 'L' SHAPED LOUNGE/DINING ROOM 5.36m x 3.48m plus 3.23m x 3.20m (17'7" x 11'5" plus 10'7" x 10'5")

Picture window to front aspect. Stone fireplace with living flame gas fire. Two radiators, sliding patio door leading to the garden.

### KITCHEN 5.14m x 2.65m plus 1.93m x 1.62m (16'10" x 8'8" plus 6'3" x 5'3")

Fitted oak fronted wall and floor units providing drawer and cupboard storage space with rolled edged work surfaces and tiled surrounds. Inset one and quarter stainless steel sink with mixer tap. Window overlooking the rear garden. Floor mounted Ideal Mexico gas fired boiler. Radiator.

### REAR PORCH

Door to outside.

### BEDROOM 4.23m x 3.62m (13'10" x 11'10")

Picture window to front aspect, radiator.

### BEDROOM 3.46m x 2.69m (11'4" x 8'9")

Window to side aspect, built in shelved cupboard (excluded from measurements). Radiator.

### BATHROOM

Window to side aspect. Suite of wc, wash basin and panelled bath with bath mounted shower screen and independent electric shower. Fully tiled walls. Radiator.

### SEPARATE CLOAK/WC

Window to side aspect, wc and wash basin. Radiator.

### BEDROOM 4.12m x 3.42m (13'6" x 11'2")

Equally suitable as a dining room. Window to rear aspect, Radiator. Door to

### DRESSING ROOM/STUDY 3.04m x 2.70m (9'11" x 8'10")

Window to rear aspect, radiator.

### OUTSIDE

The property is set in a large level mature garden. To the front there is a driveway which provides the approach to the property with ample off street parking and turning space.

### DETACHED GARAGE 5.90m x 2.85m (19'4" x 9'4")

Situated at the side of the property with up and over entrance door.

### GARDENS

Extending in total to 0.40 of an acre. These are mature level gardens which provide a very pleasant setting for the property. They are laid to lawn with numerous shrubs and trees with a paved patio immediately to the rear of the property together with two derelict greenhouses and a garden shed in a similar state of repair.

### TENURE

The title is presently unregistered but we understand the tenure to be Freehold.

### ADDITIONAL INFORMATION

Local Authority - Bath and North East Somerset Council.

### 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 F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

