3 TYNINGS CLOSE, EASTON-IN-GORDANO, BS20 0FH

GOODMAN & LILLEY

3 Tynings Close

Easton-In-Gordano BS20 0FH

- The Tynings, Easton in Gordano
- Set within a gated community
- Immaculate finish throughout
- EPC rating A & remainder of builders guarantee
- 2 ensuites and downstairs shower/wc
- Modern 2 bedroom detached house
- Wonderful countryside views
- Kitchen/diner & living room
- 2 double bedrooms
- No onward chain

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.

Located within the North Somerset boundary, this sought-after semi-rural setting offers a wonderful balance of countryside tranquillity and city accessibility. So much so that it has previously been featured on Kirstie Allsopp's "Best of Both Worlds" on Channel 4, highlighting its appeal to those seeking space and serenity without compromising on convenience.

The area enjoys superb connectivity, being just four and half miles west of Bristol and easily accessible to Clifton Village, Portishead, and the M5 motorway. Residents benefit from a welcoming community atmosphere, a historic parish church, local shops, traditional pubs, and a network of scenic footpaths and bridleways perfect for walking and cycling. Major transport links including the M4/M5 interchange (junctions 19 and 20) are close by, while Clifton Village — with its vibrant mix of boutiques, cafés, and restaurants — is just a short drive away via the iconic Clifton Suspension Bridge. Nearby Portishead also offers a wide range of amenities, including supermarkets, marina-side eateries, and leisure facilities.

For leisure and days out, local highlights include the National Trust's Tyntesfield Estate, an impressive Victorian Gothic-Revival mansion set within beautiful parkland, and the ever-popular Noah's Ark Zoo Farm, both easily accessible along the B3128.

Goodman & Lilley are delighted to present this wonderful property to the market — To arrange your private viewing, please contact our team today on 01275 403660

Ground Floor Accommodation

The spacious entrance hall with utility area and airing cupboard leads to an impressive wet room style shower room and w,c. The inner hall has further storage and offers a snug living room with countryside views. The generously proportioned dual aspect kitchen/diner has an attractive kitchen area, breakfast bar and sliding doors leading out to the wrap around, lawned garden.

First Floor Accommodation

An open staircase with under stair storage leads to a galleried landing leading to two spacious double bedrooms. Both bedrooms have deep built-in wardrobes and an en-suite each. One has a large bath and the other has a spacious walk-in shower.

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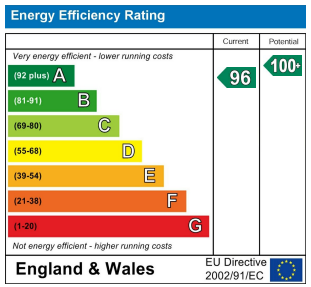
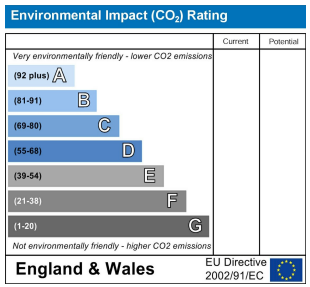

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
96
100+
England & Wales
EU Directive 2002/91/EC


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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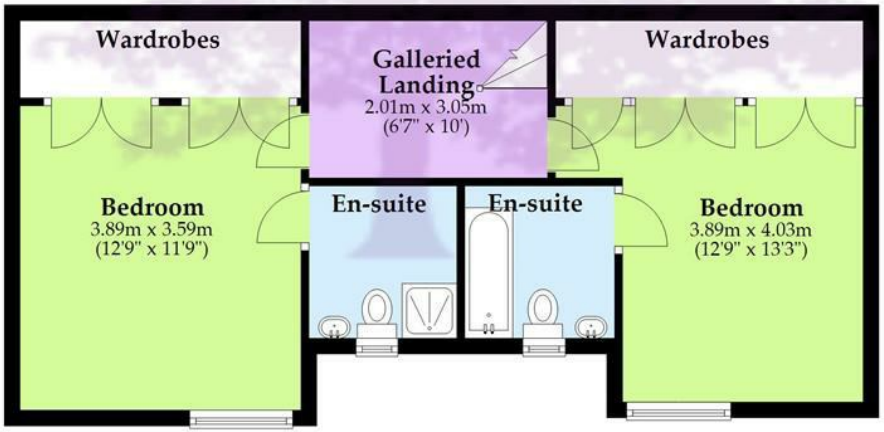
Ground Floor

Approx. 55.0 sq. metres (591.7 sq. feet)

First Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 104.9 sq. metres (1128.6 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.

Goodman & Lilley

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