

9 THE DRIVE

Churchill, BS25 5PL

Price £450,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMPRESSIVE PLOT & NO CHAIN! * Situated within the charming village of Churchill, this attractive semi-detached bungalow presents a fantastic opportunity to acquire a spacious home in a desirable village setting, conveniently positioned for swift access to Bristol and Bristol Airport.

Occupying a generous and secluded plot, the property offers well-proportioned accommodation throughout, together with considerable scope for further development or enlargement, subject to the necessary planning permissions.

The accommodation briefly comprises an entrance hall, inner hallway, impressive kitchen/dining room with separate utility area, spacious sitting room, principal bedroom, second bedroom with adjoining dressing area and a family bathroom with both bath and shower facilities.

Externally, the property continues to impress with a substantial, private garden enjoying a sunny aspect, a larger-than-average garage with electric roller shutter door and an extensive driveway providing ample off-road parking.

Offering excellent potential, a generous plot and a convenient yet peaceful village location, this is a home that really needs to be viewed to be fully appreciated.

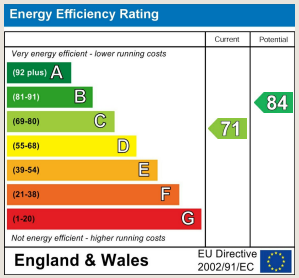
Offered to the market with no onward chain.

Situation

0.21 miles - Bus Stop
0.29 miles - Churchill Academy & Sixth Form
0.29 miles - The Crown Pub
0.92 miles - Mendip Springs Golf Club
0.96 miles - Touts Convenience Store
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: D
Tenure: Freehold
EPC Rating: C













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Entrance Porch
The entrance porch provides a serene welcoming into the property, uPVC double glazed door and adjoining uPVC double glazed window as well as a seperate door to;

Hallway
A spacious hallway sits at the heart of the property, loft access and doors to;

Inner Hallway
Tiled flooring, space for storage cupboards, step down to the kitchen/dining room and double doors to;

Utility Area
Base level units alongside space and plumbing for a washing machine with worktop space over, eye level storage ledges, consumer unit and the 'Worcester' combi boiler.

Kitchen/Dining Room
22'11" x 10'7" (6.99m x 3.23m)
uPVC double glazed window to the rear overlooks the beautifully presented rear garden above a stainless steel sink with mixer tap over and adjacent drainer. The kitchen comprises a comprehensive range of matching base and eye level units with complementary worktop space over, 6-ring freestanding cooker with extractor hood over, a radiator as well as space and plumbing for a fridge/freezer and dishwasher.

The kitchen flows seamlessly into a dining area, with uPVC french doors opening out to the garden, a radiator, ample space for dining room furnishings and an opening to;

Sitting Room
18'11" x 12'11" (5.77m x 3.94m)
Substantial uPVC double glazed window to the front, two radiators, feature fireplace, coved ceiling and surplus scope for sitting room furnishings.

Bedroom One
13'0" x 12'4" (3.96m x 3.76m)
Dual aspect uPVC double glazed windows, radiator, built-in triple wardrobes and coved ceilings.

Bedroom Two
9'9" x 8'11" (2.97m x 2.72m)
uPVC double glazed window to the rear, radiator, down lights, coved ceiling and a separate area providing built-in wardrobes.

Bathroom
Two side aspect obscure uPVC double glazed windows, the bathroom comprises a four piece white suite consisting of a low level w/c, hand wash basin with mixer tap over set into a vanity storage unit with adjoining cupboards and a paneled bath with mixer taps over. The bathroom is further enhanced by a p-shaped glass shower cubicle with mains shower over, down lights, an extractor fan and two towel radiators.

Rear Garden
Beautifully presented, the rear garden provides the perfect place for both entertaining and relaxing. French doors open out onto an ideal seating area, laid to decking and providing a path to the garage. The remained of the garden sits undisturbed, laid mostly to lawn, bordered by a collection of well matured and neatly positioned shrubs and trees.

Driveway & Front Garden
Timber gates open onto the front of the plot, a brick paved driveway flows to the front of the property and garage, as well as providing off street parking for several vehicles. The rest of the garden is laid to lawn and an enclosed by a selection of orderly placed mature shrubs and flowers.

Garage
18'10" x 11'10" (5.74m x 3.61m)
The garage is fitted with power and lighting, electric up and over door, uPVC double glazed window to the rear and uPVC double glazed door to the side allowing access from the rear garden and house.

Material Information
We have been advised the following;
Council Tax- D
Agent Note - Please note this property is being sold for a corporate client, not all material information is known. We have not tested any equipment, fixtures and fittings or services and so cannot verify that they are in working order.
Gas - Mains
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.





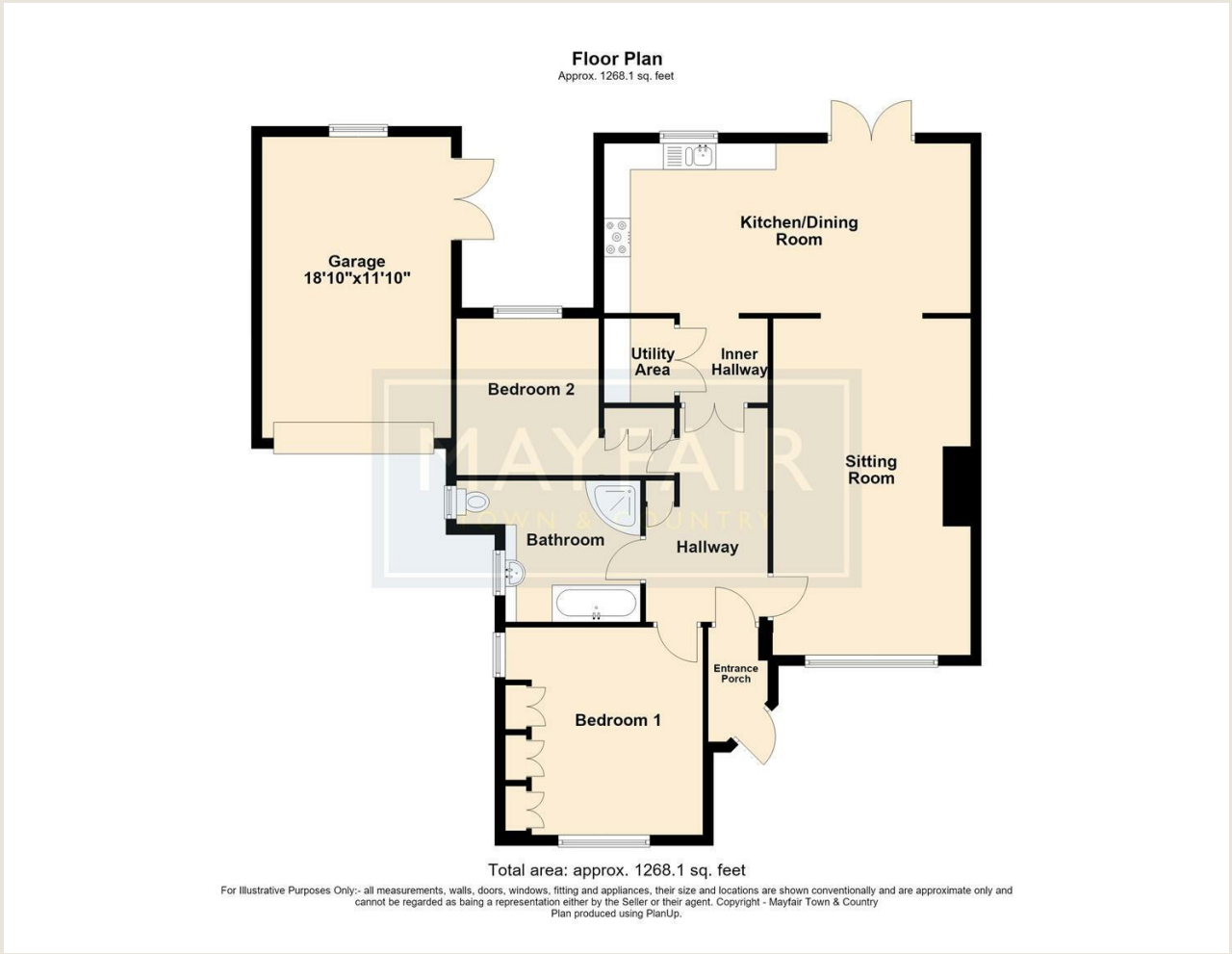


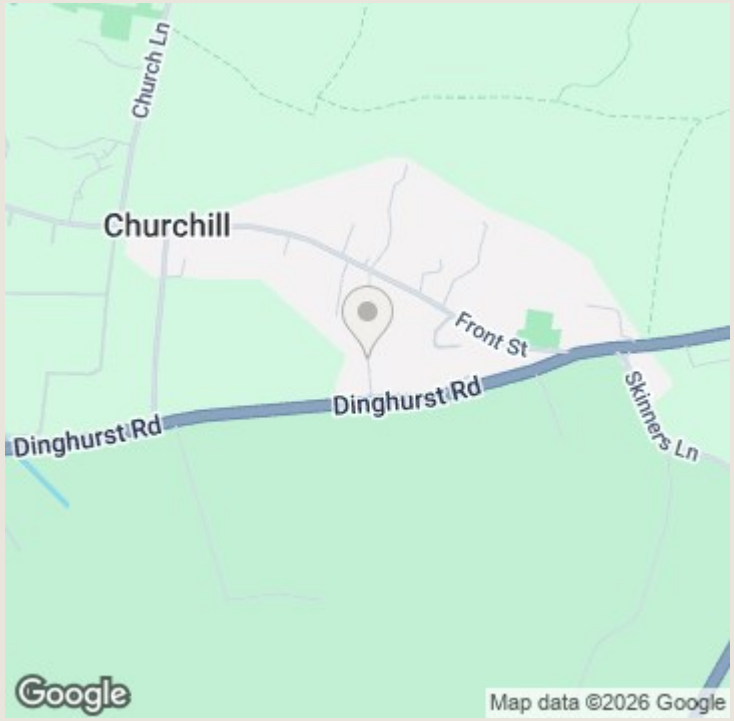












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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