



- A deceptively spacious 3/4 bedroom home
- Large lounge/dining room with attractive fireplace
- L shaped kitchen/dining room plus utility room
- Ground floor playroom or optional fourth bedroom
- Three first floor double bedrooms and family bathroom
- Enclosed rear garden and easy parking for at least three vehicles



***'This deceptively spacious village home has a really lovely feel about it and enjoys a huge lounge/dining room with a feature log burning fire!'***

Centrally located within the village yet in a tucked away position lies this spacious three/four bedroom semi detached home that covers a lot of bases for a growing family to enjoy. On entering the property there is a porch ideal for shoes and coats, an inner hall and a really useful play room that could also be utilised as an office or potentially a fourth bedroom if required. The lounge is a huge space and has a lovely feature fireplace with log burner and the stairs which rise to the first floor. At the rear of the property there is a L shaped kitchen/dining room with doors out to the garden, a separate utility room and a ground floor wc. On the first floor there are three well proportioned bedrooms all of which can be classed as doubles plus there is a smart, modern fitted bathroom with both bath and shower enclosure. Along side the main bathroom is a further room which has all the plumbing for a further shower room if so desired. GCH and double glazing.

Externally the front of the property is laid to tarmac creating easy parking for at least three cars. At the rear is a level lawn garden and further space alongside the property. There is a dilapidated store to the end of the garden which could also potentially be adapted to a useable space.

Temple Cloud is the perfect commuter village for those needing access to Bristol, Bath or even Wells. There are a range of amenities such as a popular school, doctors surgery and well regarded pub available in the village and the cities can be accessed within 20 minutes drive or so. Public footpaths and countryside are immediately available of the doorstep and ideal for those requiring dog walking.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent 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](mailto: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.