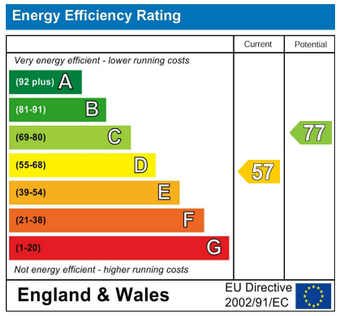

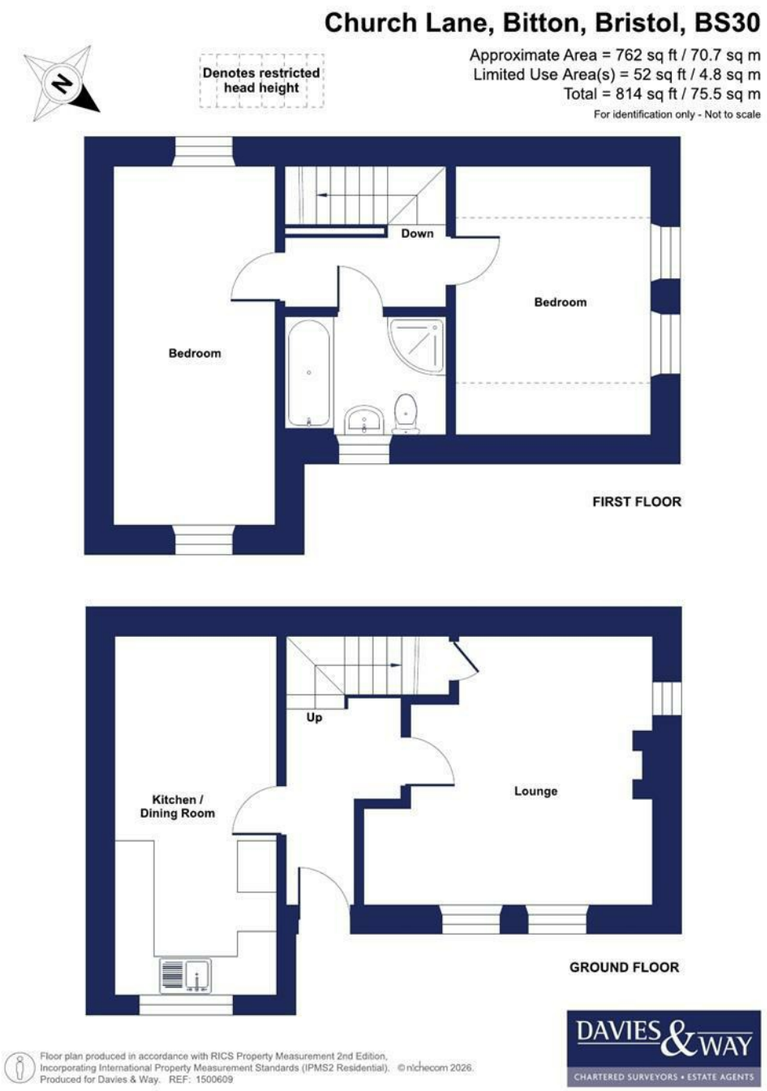

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DAVIES & WAY

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Mulberry Cottage,8 Church Lane, Bitton, Bristol, BS30 6LH

£400,000

A charming Grade II listed detached cottage with a generous garden, beautiful period character and an attractive village setting between Bath and Bristol.

▪ Cottage ▪ Detached ▪ Entrance hallway ▪ Lounge ▪ Kitchen/Dining room ▪ Two bedrooms ▪ Bathroom ▪ Garden ▪ No onward sales chain ▪ Grade || listed

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RICS

Mulberry Cottage,8 Church Lane, Bitton, Bristol, BS30 6LH

A charming Grade II listed detached cottage, set within a sought after conservation area in the picturesque village of Bitton, ideally positioned between Bath and Bristol. Boasting beautiful period character and a generous garden, this delightful two bedroom home offers a wonderful opportunity for buyers looking to put their own stamp on a characterful village property.

The accommodation is entered via a welcoming entrance hallway, leading to a generously proportioned lounge featuring attractive original character features, alongside a well sized kitchen/dining room. To the first floor are two comfortable double bedrooms, both served by a spacious four piece family bathroom.

Outside, the property enjoys a position set back from Church Lane, approached via a pathway leading to it's generous garden.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY
Doors to ground floor rooms, staircase to first floor and a radiator.

LOUNGE 4.4m x 4.1m (14'5" x 13'5")
Original single glazed windows to front aspect with secondary glazing, access to understairs storage cupboard, original wooden beams and original fireplace feature. Radiator and power points.

KITCHEN/DINING ROOM 5.5m x 2.4m (18'0" x 7'10")
Single glazed window to front aspect, matching wall and base units with wooden work surfaces over, space and plumbing for white goods and oven. Tiled walls and flooring to kitchen area, radiator and power points.

LANDING
Doors to first floor rooms, original wooden beams and access to loft including hatch.

BEDROOM ONE 5.5m x 2.4m (18'0" x 7'10")
Original single glazed windows to both front and rear aspects, radiator and power points.

BEDROOM TWO 3.8m x 3m (12'5" x 9'10")
Wooden double glazed windows overlooking garden, original wooden beams, fitted wardrobes, radiator and power points.

BATHROOM 2.4m x 1.7m (7'10" x 5'6")
Wooden double glazed window to front aspect, panelled bath with hot and cold taps and a walk in corner shower cubicle off mains. Pedestal basin with hot and cold taps, low level WC and tiled walls to wet areas. Original wooden beams, extractor and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY
A hardstanding path with gated access leading to the property that is set back. Stone patio and shrubbery to the front of the home.

GARDEN
Mainly laid to lawn adjacent to the home with a rear stone wall boundary and a timber storage shed.

TENURE
This property is freehold.

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a ‘relevant transaction’ that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Superfast 80mbps (Source - Ofcom).
Mobile phone signal: outside EE, 02 and Vodafone - all likely available
(source - Ofcom).

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