



- A modern and very well presented four bedroom home
- Centrally located within the popular village of Temple Cloud
- Attractive feature kitchen/dining/family room
- Main bedroom and en suite shower room
- Fully enclosed garden, garage and driveway
- Excellent transport links to Bristol via A37



'A really attractive modern detached home with a huge amount of living space on offer, perfect for the growing family!'

Located within the heart of the village of Temple Cloud lies this four bedroom detached family home built by David Wilson Homes circa 2017 and enjoys really spacious living accommodation with a kitchen/dining/family room which is the focal point of the home. As you enter the property there is a welcoming entrance hallway with doors to all ground floor living accommodation, stairs to the first floor and also the door into the ground floor wc. There is a generous size, bay fronted lounge overlooking the front and at the rear there is an attractive, modern kitchen/dining/family room with a comprehensive range of units and integrated appliances, French doors to the garden, space for a dining set and further soft furnishings if so desired. Also on the ground floor there is a really useful utility room and a home office which could also be a snug or playroom. On the first floor there are four large double bedrooms with fitted wardrobes and the main bedroom has a lovely en suite shower room. There is also a family bathroom with both bath and separate shower enclosure. The property has GCH and is double glazed and is well worth a viewing! Externally the property has a lawn front garden enclosed by a mature hedge and a driveway alongside the property for two/three vehicles in tandem in front of a single garage. At the rear there is a fully enclosed garden laid to a combination of lawn and brick paved patio and has a side access gate to the drive.

Agents Note: The property is subject to an annual management fee of £300.00 payable to Pinnacle covering communal ground maintenance for the development.

Temple Cloud is a popular North East Somerset village that is ideally positioned for those needing access to the A37 & A39 and the connected cities. The village offers useful basic amenities including a popular pub/restaurant that is only a short distance from the property. Public footpaths and countryside walks are also easily accessible within walking distance.

Tenure: Freehold

Council Tax Band: F





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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	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

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.