

# HUNTERS®

HERE TO GET *you* THERE



## Otter Way

Thornbury, BS35 1AE

Offers In The Region Of £565,000

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Council Tax: E



# 27 Otter Way

Thornbury, BS35 1AE

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## Entrance

Via security locking composite front door opening onto porch. UPVC double glazed windows to front, further security locking door to

## Hallway

Tiled floor, staircase raising to first floor with large understairs storage cupboard and cloakroom.

## Cloak Room

Obscure UPVC double glazed window to front, w.c. wash hand basin, radiator.

## Study

8'9" x 8'6" (2.68m x 2.60m)

UPVC double glazed windows to front and side, radiator.

## Living Room

15'5" x 10'2" (4.71m x 3.12m)

UPVC double glazed bay window to side, double glazed French doors opening onto rear garden, coved ceiling, radiator.

## Kitchen/Diner

25'2" x 9'8" (7.69m x 2.97m)

UPVC double glazed window to front and to side, double glazed sky lights, bi-fold doors opening onto rear garden. A range of base and wall units with working surfaces incorporating a single drainer ceramic sink unit with mixer taps over two bowls. Integral oven and four ring ceramic hob, integral dishwasher, fridge freezer, two radiators. An island has been added to increase drawers space and two le-mans shelving.

## Utility Room

7'1" x 4'9" (2.18m x 1.46m)

Security locking composite door opening onto rear, floor and wall units incorporating automatic washing

machine and wall mounted gas central heating boiler, radiator.

## First Floor Landing

Airing cupboard housing pressurised hot water tank, staircase to second floor.

## Bathroom

Obscure UPVC double glazed window to front, w.c. wash hand basin, panelled bath with tiled shower enclosure, heated towel rail.

## Bedroom 1 (MASTER)

14'0" x 9'8" (4.29m x 2.97m)

UPVC double glazed window to front, UPVC double glazed window to rear, built in sliding mirror door wardrobes, 2 x radiators.

## Dressing Area

9'8" x 6'7" (2.97m x 2.03m)

Incorporating sliding mirror door wardrobes

## En suite

Obscure UPVC double glazed window to rear, w.c. wash hand basin, shower enclosure, heated towel rail.

## Bedroom 3

10'10" x 10'5" (3.31m x 3.20m)

UPVC double glazed window to rear and UPVC double glazed window to side, space for built in wardrobe, 2 x radiators.

## Bedroom 4

9'8" x 9'4" (2.97m x 2.87m)

UPVC double glazed window, radiator.

## Second Floor Landing

Two fitted bookcases

## Floorplan Bedroom 2

14'7" x 9'8" (4.46m x 2.97m)

UPVC double glazed window to side, double glazed sky light, (Dressing area 2.28m x 2.21m incorporating built in sliding door wardrobes), 2 x radiators.

## En suite

UPVC double glazed window to front, w.c. wash hand basin, tiled shower enclosure, radiator.

## Gardens

To the front has a small enclosed garden with various established shrubs. To the rear, has enclosed south east facing level plot, lawn, paved patio ornamental trees, espalier apple tree and established shrub borders, water tap, substantial block built workshop/shed, access to garage

## Garage

Generous detached with electric up and over door, electric, power and light. Large shelving unit and partial boarded loft flooring for additional storage

## Parking

There is hardstanding for the parking of 3 vehicles.

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire E

## Anti money Laundering

HMRC changes have put a much greater emphasis on the importance of both buyers and sellers complying with very stringent regulations associated with anti-money laundering. Due to the gravity of this and the potential serious financial penalties for not complying, Hunters take this very seriously and do not wish to place either ourselves, or clients in a difficult position. On that basis you will be contacted by a third party firm to carry out these checks for a fee which will indemnify both you and us from any future prosecution. Their name is Coadjute and there is a charge of £45 per individual named on the purchase.



## Road Map



## Hybrid Map



## Terrain Map



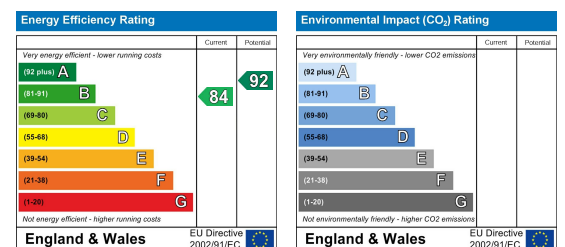
## Floor Plan



## Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.