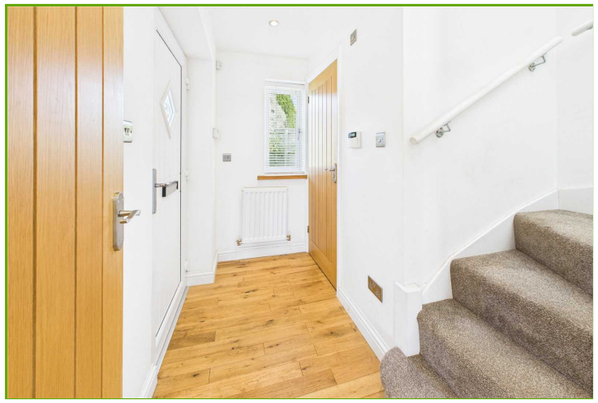
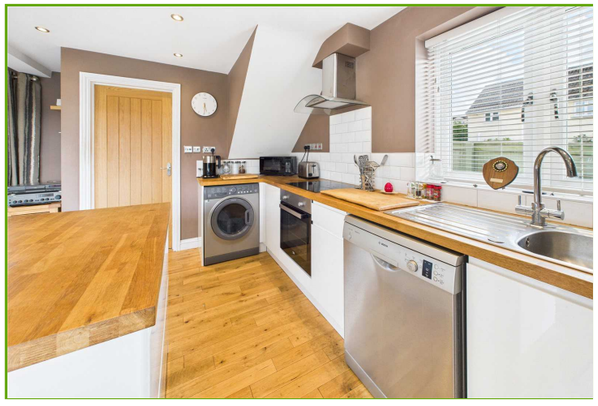
















31A, Hillcrest, Pensford, Bristol,
Somerset, BS39 4AT

Offers Over: £350,000

Tenure: Freehold

YOUR MOVE
Bailey & Bryant

your-move.co.uk

The Property Ombudsman

31A, Hillcrest, Pensford, Bristol, Somerset, BS39 4AT

Offers Over: £350,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: B
Local Authority: Bath & North East Somerset Council

Other important information which you will need to know about this property can be found at your-move.co.uk

*MODERN THREE BEDROOM HOME BUILT 2019
*OPEN PLAN KITCHEN/LIVING AREA
*FULLY ENCLOSED GARDENS
*OWNED SOLAR PANELS
*PVCu DOUBLE GLAZING
*GATED DRIVEWAY
*VIEWING HIGHLY RECOMMENDED

Description

This attractive family home is situated in the popular village of Pensford, being within easy commuting distance of Bristol and Bath. The property was built for the current owner in 2019 and boasts light and airy living accommodation is arranged over two floors and comprising on the ground floor an entrance hall, cloakroom, and an open plan kitchen/sitting/dining room whilst on the first floor there are three bedrooms and a contemporary shower room. Features include an oil fired central heating system and PVCu double glazing plus the added benefit of owned solar panels. Outside there are fully enclosed front and rear gardens and also a gated drive at the rear allowing off street parking for at least two cars. Pensford is a very popular village because of its proximity to both Bath and Bristol therefore an early internal viewing is highly recommended in order to avoid disappointment!

Directions

Leave Bristol along the A37 continuing through Whitchurch and on into Pensford, proceeding down Pensford Hill which becomes New Road. Take the first turning on the left into High Street and then immediately right, (still High Street). Take the second turning on the right into Hillcrest and follow the road around to the left. The house can be found in the first cul-de-sac on the left hand side at the top on the left.

Entrance

Double glazed PVCu door to entrance hall with oak flooring, single radiator, return stairs to first floor.

Cloakroom/WC

PVCu double glazed window to front, low level WC, wash hand basin with vanity unit below, single radiator, extractor fan.

Open Plan Sitting/Dining/Kitchen

PVCu double glazed French doors to rear, double radiator, base units, island unit breakfast bar, wooden work surfaces, plumbed for washing machine and dish washer, electric oven and hob, stainless steel single drainer sink unit, stainless steel extractor hood, tiled splashbacks, oak flooring in kitchen area, recessed lightly, television point.

Landing

PVCu double glazed window to side, loft access via a drop down ladder with boarding and lighting.

Bedroom One

PVCu double glazed window to front, single radiator, built in wardrobes.

Bedroom Two

PVCu double glazed window to front, single radiator, built in cupboard.

Bedroom Three/Study

PVCu double glazed window to rear, single radiator.

Shower Room

PVCu double glazed window to rear, shower cubicle with turn head shower, wash hand basin with vanity unit below, low level WC, fully tiled walls and floor, towel rail radiator, extractor fan.

Front Garden

Enclosed by fencing, mainly laid to lawn, flower border, outside security light.

Side Garden

Enclosed by fencing, manly laid to lawn, outside oil boiler supplying central heating and hot water.

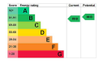
Rear Garden

Enclosed by fencing, mainly laid to lawn, paved patio area, side pedestrian access,flower and shrubbery borders, outside light.

Gated Drive

Providing off street parking for two cars.

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For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



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