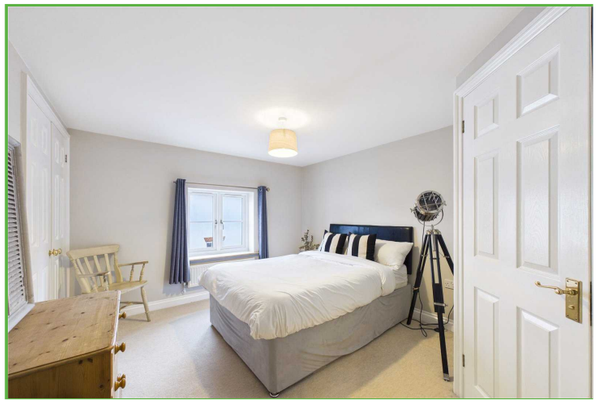
















16 Meadow Close, Farrington Gurney, Bristol, Somerset, BS39 6UY

Asking Price: £400,000

Tenure: Freehold

YOUR MOVE — Bailey & Bryant —

your-move.co.uk

The Property Ombudsman

16 Meadow Close, Farrington Gurney, Bristol, Somerset, BS39 6UY

Asking Price: £400,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: C
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

VENDOR SUITED
BEAUTIFUL THREE-BEDROOM SEMI-DETACHED HOME
HIGHLY REGARDED VILLAGE LOCATION
GATED DRIVEWAY PARKING AND SINGLE GARAGE
QUIETLY SITUATED AT THE END OF A CUL-DE-SAC
THREE BEDROOMS AND TWO BATHROOMS

Description
Quietly situated at the end of a cul-de-sac in the highly regarded village of Farrington Gurney is this meticulously maintained three-bedroom semi-detached home. Offering tremendous kerb-appeal thanks to the beautiful stone work, this home benefits additionally from gated driveway parking and a powered single garage which is accessed by an up-and-over door as well as a personnel door from the sizeable rear garden. Internally, this home presents in immaculate condition with a vast living space and an open feeling kitchen/dining room which extends with a utility room and cloakroom for extra convenience. The three bedrooms upstairs are a brilliant size and they are serviced by a gorgeous family bathroom whilst the main bedroom enjoys its very own en-suite shower room. Our sellers here have found an onward purchase which has no further chain so we highly recommend a viewing here at 16 Meadow Close before it's too late!

Entrance Hall
Double glazed composite door to entrance hall, stairs to first floor landing, single radiator, telephone point.

Living Room
PVCu double glazed window to front, PVCu double glazed French doors to rear, double radiator, single radiator, coved ceiling, television point, disconnected feature fireplace.

Dining Room
PVCu double glazed window to front, double radiator, luxury vinyl tiles, understairs cupboard, coved ceiling, arch to kitchen.

Kitchen
PVCu double glazed window to rear, base and wall units, rolled edge work surfaces, one and a half bowl sink unit, tiled splashbacks, single radiator, electric oven and hob, stainless steel extractor hood, integrated dish washer.

Utility
Integrated fridge freezer, integrated washing machine, double glazed door to rear, single radiator.

Cloakroom
Low level WC, wash hand basin, tiled splashbacks, single radiator, luxury vinyl tiles, extractor fan.

Landing
Loft access, airing cupboard housing new gas combi boiler supplying central heating and hot water.

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

En Suite Shower Room
Shower cubicle with twin head shower, wash hand basin with vanity unit below, low level WC, towel rail radiator, extractor fan.

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

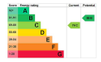
Bedroom Three
PVCu double glazed window to rear, single radiator.

Bathroom
PVCu double glazed window to rear, panelled bath with shower above, wash hand basin with vanity unit below, low level WC, towel rail radiator, shaver socket, extractor fan.

Rear Garden
Enclosed by fencing, mainly laid to lawn, paved and gravelled area, outside tap, side pedestrian access.

Garage
Up and over door, power and lighting, PVCu double glazed service door to side.

Gated Drive
Provision for off street parking for two cars.



For full EPC please contact the branch.



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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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.