



Flat 5 The Old Rectory, Pilgrims Way, Chew Stoke, Bristol, BS40

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£121,000

- 55% Shared Ownership
- Period Property
- Large Kitchen
- Large Sitting Room
- Two Bedrooms
- Two Bathrooms
- Roof Terrace
- Communal Gardens
- Communal Parking
- No Forward Chain

AN OPPORTUNITY TO OWN A SHARE OF A FORMER RECTORY IN CHEW STOKE!

When you view this property you will be surprised by the high-ceilinged rooms and the space it has to offer!

The property is arranged over three floors. On the ground floor is a built in kitchen with plenty of space for a dining table and wooden doors leading to a sunny roof terrace overlooking the communal gardens. There is also a shower room and plenty of storage available.

The first floor has a generous sized sitting room with rectory windows. This is also a family bathroom.

The second floor has two double sized bedrooms with vaulted ceilings which get lots of light from the velux windows.

The communal gardens offer lots of space to sit and relax and enjoy the open space. There is also an opportunity to grow your own vegetables.

Most of the residents have lived at the former rectory for many years and you will become part of a friendly sociable community.

We look forward to showing you!

Chew Stoke is at the heart of the Chew Valley and is very close to Chew Valley Lake. It is a popular village with a vibrant and friendly community. There are a good range of facilities including Doctor's Surgery, a popular pub, Village Hall and excellent restaurants including Chew Kitchen, The Woodford and Salt & Malt the latter two of which have beautiful views over the Lake. St. Andrews Church is well known for bell ringing and is home to the famous Bilbie Bells. Bowling is an institution in Chew Stoke appealing to all ages. It goes without saying it has the valley's best Estate Agents, Joanna Tiley Estate Agents based at Fairseat. The summer always ends with the Harvest Home which includes the produce tent, dog show and general all-round fun for the family! Chew Stoke Church School is well regarded with local families who have moved to the village because of the School's popularity. Chew Valley School is well regarded with an excellent sixth form. The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol and railway stations at Bristol Temple Meads and Bath Spa with trains to London and connections to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe.







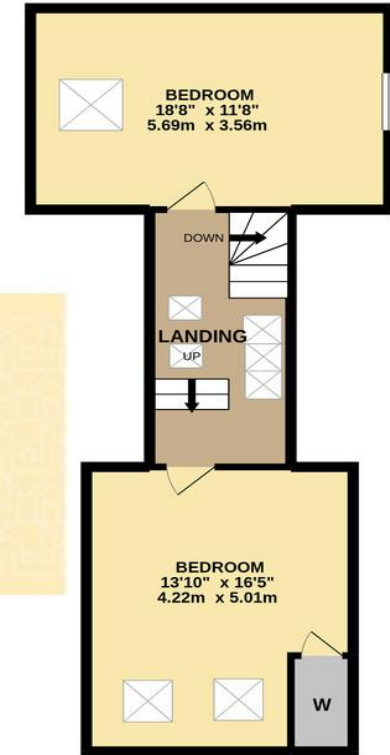
ROOM DIMENSIONS

Ground floor
 ENTRANCE HALL 4'7" x 19'5" x 19'2"
 KITCHEN/BREAKFAST ROOM 10'8" x 17'5"
 SHOWER ROOM 4'6" x 10'3"
 SUN TERRACE 10'8" x 13'3"
 UNDERSTAIRS CUPBOARD 7'9" x 3'5"
 First floor
 SITTING ROOM 15'8" x 16'9"
 BATHROOM 5'7" x 15'0"
 LANDING 7'5" x 5'2"
 Second floor
 BEDROOM 18'8" x 11'8"
 BEDROOM 13'10" x 16'5"
 WARDROBE 3'1" x 5'6"
 LANDING 7'3" x 15'0"

GROUND FLOOR
 535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR
 552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
 451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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