

FOR SALE

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Information board with various notices and advertisements.

2 South Parade
Circa 1888

Foreign Exchange
Euros & Dollars

Free car park



2 South Parade, Chew Magna, Bristol, BS40 8SH

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Guide Price £395,000

- Premier Village
- Open Plan Living Area
- Modern Kitchen
- Three Double Bedrooms
- Family Bathroom
- Private Garden
- No Forward Chain
- Great Investment Property
- On Street Parking Close to Property
- Great Amenities



FLAT WITH ITS OWN GARDEN IN A GREAT VILLAGE!

This property is in the heart of Chew Magna with great amenities right on your doorstep!

Properties like this are great as an investment, the Chew Valley is so popular due to the lovely walks, restaurants, café and pubs.

This first floor flat has open plan living area and modern kitchen leading to its own sunny garden.

There are three double bedrooms and a great size bathroom.

You will be surprised at the space on offer. Call us to have a look!

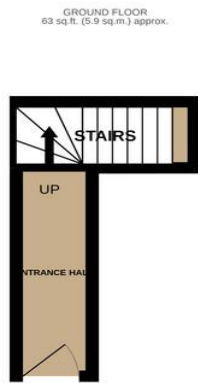
Chew Magna is within walking distance of the beautiful Chew Valley Lake with its first-class fishing and sailing facilities. It is recognised as being the most desirable village to live in with a plethora of excellent pubs and restaurants including The Lazy Lobster, a fantastic seafood and wine bar (where you can also buy fresh seafood by day) the recently opened Chew Valley Gin Distillery and JARS, a sustainable delicatessen and barista bar.

The village has a Co-op Supermarket, café, Post Office, florist and gift shops. The excellent Pearce's butchers on the High Street is very popular with valley locals.

This energetic village has village Cricket, Rugby and Football clubs. The forward-thinking curriculum of Chew Magna Primary School (www.chewmagna.bathnes.sch.uk) makes it popular with local families. Chew Valley School Comprehensive School is well regarded with an excellent sixth form. (www.chewvalleyschool.co.uk)

The village is perfectly placed for commuting to both Bristol and Bath and there is a regular bus service to Bristol from the village. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





TOTAL FLOOR AREA: 1140 sq.ft. (105.9 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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ROOM DIMENSIONS

Ground floor
ENTRANCE HALL 10'9" x 3'4"

First floor
OPEN PLAN KITCHEN/SITTING/DINING ROOM 41'10" x 12'8"
LANDING 8'5" x 3.0"
BEDROOM 13'1" x 13'0"
BEDROOM 9'11" x 9'8"
BEDROOM 12'11" x 8'9"
BATHROOM 9'4" x 7'5"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	54 E	
21-38	F		
1-20	G		



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