



9 Mendip Orchard, Compton Martin, Bristol, BS40 6DT

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Guide Price £310,000

- Dress Stone Property
- Beautifully Presented
- Open Plan Living
- Modern Kitchen
- Two Bedrooms
- Family Bathroom
- Sunny Garden
- Walk distance to amenities
- Countryside Views
- Two Car Parking Spaces



BEAUTIFUL MODERN COTTAGE!

Dress stone 2 bedroom terraced house – all the charm of cottage dwelling but with all the convenience of immaculate modern living! Entering the property into the hall/lobby you have the essential downstairs loo and somewhere to throw your muddy wellies, and from there you enter the lovely bright kitchen/breakfast room with built in dishwasher, oven and fridge-freezer – there is even an under-stairs utility cupboard for the washing machine. The open plan living room has plenty of space for comfy sofas for lounging and bingeing your latest TV fix. From here access the perfectly formed rear garden via the patio doors with a terrace for al-fresco drinks and a barbecue with friends.

Upstairs there are two good sized double bedrooms and a beautifully fitted bathroom.

Outside to the front of the cottage there is parking for two cars.

All this and gorgeous countryside views to boot!

Call our friendly team to arrange your viewing.

Compton Martin lies in the heart of the beautiful Chew Valley. The centrepiece of the village is the duck-pond which the village Church proudly overlooks. Rumour has it that Kylie Minogue and Chris Martin of Coldplay drop in for a pint and a sing song at the very popular local Ring O Bells Pub! The Village has a variety of activities that are enjoyed by the villagers.

The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

Ground floor
 HALL 4'0" x 5'1"
 CLOAKROOM 4'0" x 4'5"
 KITCHEN/BREAKFAST ROOM
 8'0" x 12'5"
 OPEN PLAN SITTING ROOM
 12'0" x 10'7"

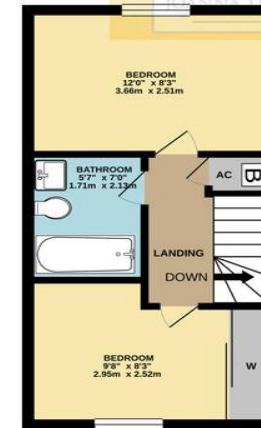
First floor
 BEDROOM 9'8" x 8'3"
 BEDROOM 12'0" x 8'3"
 BATHROOM 5'7" x 7'0"
 LANDING 6'3" x 8'8"



GROUND FLOOR
 269 sq. ft. (25.0 sq.m.) approx.



1ST FLOOR
 280 sq. ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq. ft. (51.0 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		116 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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