



9 Tom Price Way, Bishop Sutton, Bristol, BS39 5EH



- Central Village Location
- Cottage Garden
- Cosy Sitting Room
- Kitchen/Breakfast Room with French Doors to Garden
- Two Double Bedrooms
- Ensuite & Family Bathroom
- Two Allocated Parking Spaces
- Close to Village Amenities
- Lovely Country Walks on Your Doorstep
- Council Tax Band C

SMALL BUT PERFECTLY FORMED!!

Situated in a great central village location, this modern home has a lovely south-facing cottage garden - walk out of your kitchen onto the patio and relax. The property flows nicely and has a warm and welcoming feel. Entering the property into the hallway – space for coats and shoes – and then into the cosy lounge and from there into the well-appointed kitchen/breakfast room which has French doors to the garden. On the first floor there are two double bedrooms one with an en-suite and one with full height fitted wardrobes providing lots of storage. There is a good-sized family bathroom to complete the first floor. There are two allocated parking spaces to the front of this property – please do give us a call to book your viewing - we would love to show you around.

Bishop Sutton is a thriving and busy village with a Budgens Supermarket, convenience store and post office as well as a popular pub and farm shop with café. Bishop Sutton Primary School has an outstanding Ofsted report (www.bishopstutonstantondrew.co.uk) and for secondary schooling Chew Valley School is well regarded with an excellent sixth form (www.chewvalleyschool.co.uk). The Chew Valley is renowned for its beauty, the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by. 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 provide access to London and the national rail 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.

GROUND FLOOR
329 sq ft. (30.6 sq m.) approx.

FIRST FLOOR
310 sq ft. (28.8 sq m.) approx.



ROOM MEASUREMENTS

Ground Floor
 HALLWAY 3'5" x 9'0"
 LOO 3'1" x 4'8"
 SITTING ROOM 10'7" x 14'6"
 KITCHEN/BREAKFAST ROOM 14'0" x 8'5"
 First Floor
 LANDING 6'4" x 6'4"
 BEDROOM 10'5" x 9'5"
 ENSUITE 5'4" x 5'4"
 BEDROOM 11'9" x 13'4"

EPC: B '82'



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