



3 North Chew Terrace, Chew Magna, Bristol, BS40 8RN

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- Country Style Cottage
- Planning Permission to Extend Granted
- Lovely Sunny Garden with Terrace
- Sitting Room with Direct Access to Sunny Garden
- Dining Room with Period Fireplace
- Kitchen In Need Of Updating With Utility Area
- Two Double Bedrooms
- Bathroom In Need Updating
- On Road Parking
- Walking Distance To Chew Magna



QUIET BACKWATERS OF CHEW MAGNA

Cottage style property with lovely garden within walking distance from Chew Magna Village.

In need of some updating and the current owners have planning permission granted to extend reference: 22/01843/FUL.

The property has two reception rooms with wood burners, and one has French doors to the garden. The kitchen has plenty of storage and a useful utility area. Upstairs there are two double bedrooms and a good size bathroom. Outside the garden is well stocked with a lawn, veggie patch and patio to enjoy the summer evening with friends and family.

We are looking forward to showing you this little gem so give our friendly team a call.

Chew Magna is a sought-after village within the heart of the Chew Valley, benefiting from being walking distance to the beautiful Chew Valley Lake, with its first-class fishing and sailing facilities. It is recognised as being the most desirable village in which to live, with a plethora of excellent pubs and restaurants including The Lazy Lobster, a fantastic seafood and wine bar and JARS, a sustainable delicatessen and barista bar.

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

This energetic village has village Cricket, Rugby and Football club, and appeals to a diverse range of buyers seeking to enjoy the many attributes that the village has to offer.

The forward-thinking curriculum of Chew Magna Primary School makes it popular with local families. Chew Valley Comprehensive School is well regarded with an excellent sixth form.

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.





EPC TBC

ROOM DIMENSIONS

Ground Floor

PORCH 4'6" x 4'4"

HALL 5'7" x 6'0"

DINING ROOM/SNUG 11'0" x 10'6"

SITTING ROOM 15'0" x 11'3"

KITCHEN 10'6" x 11'4"

UTILITY AREA 4'0" x 6'0"

DOWNSTAIRS LOO 3'5" x 6'0"

First Floor

LANDING 14'0" x 6'2"

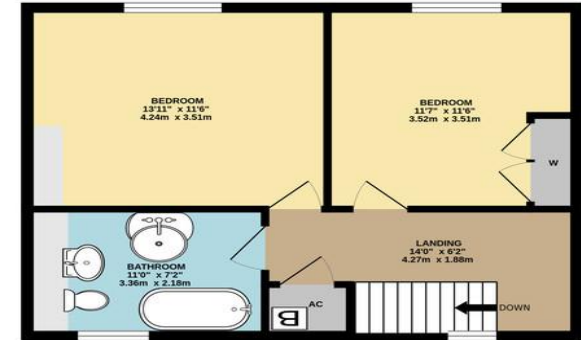
BEDROOM 13'11" x 11'6"

BEDROOM 11'7" x 11'6"

BATHROOM 11'0" x 7'2"



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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