



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

## 5 Mendip Orchard, Compton Martin, Bristol, BS40 6DT

- Well Presented Modern Property
- Stunning Views Of The Mendips
- In An Area Of Outstanding Natural Beauty
- Modern Kitchen/Breakfast Room
- Sunny Sitting Room with Bay Window
- Three Bedrooms
- Modern Bathroom
- Front and Rear Garden With Patio Area
- Parking for Two Cars
- EPC Rating B



### **A BEAUTIFUL END TERRACE PROPERTY WITH VIEWS OF THE MENDIP HILLS!**

Entering the property into the hall/lobby you have the essential downstairs loo and somewhere to throw your muddy wellies, from there you enter the lovely bright sitting with a bay window overlooking the front garden. The modern kitchen/breakfast room has plenty of space for eating and relaxing with the family. There are patio doors leading to the perfectly formed rear garden via the patio doors with a terrace for al-fresco drinks while looking at the beautiful Mendips! Upstairs there are three bedrooms and a beautifully fitted bathroom.

Outside there is parking for two cars.

Call our friendly team to arrange your viewing!

The village of Compton Martin lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. You can grab a glass of something chilled and a bite to eat at the very popular local Ring O Bells Pub!

The village is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via 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.

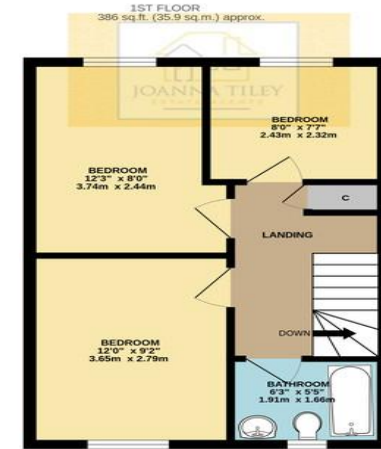




## ROOM DIMENSIONS

Ground Floor  
 HALL 3'8" x 7'1"  
 LOO 3'1" x 3'8"  
 LOUNGE 12'6" x 17'4"  
 KITCHEN DINING ROOM 15'9" x 9'7"

First Floor  
 BEDROOM 9'2" x 12'0"  
 BEDROOM 12'3" x 8'0"  
 BEDROOM 8'0" x 7'7"  
 BATHROOM 5'5" x 6'2"



Score	Energy rating	Current	Potential
92+	A		111   A
81-91	B	86   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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