



Ashleigh, Wick Road, Bishop Sutton, Bristol, BS39 5XD

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- Detached Single Storey Property
- In Need of Updating
- Large Sitting Room
- Galley Kitchen with Modern Cabinets
- RH Windows Conservatory
- Two Double Bedrooms
- Bathroom in Need of Updating
- Lovely Garden
- Triple garage with Workshop
- NO FORWARD CHAIN



### WHAT AN OPPORTUNITY!!

Great size plot in the sought after village of Bishop Sutton.

In need of some loving care and would benefit from updating in certain areas.

Lovely light sitting room with bay window overlooking the front garden. The kitchen as an AGA and a range of cabinets which leads to the RH Windows conservatory and on to the rear garden.

Two double bedrooms and a good size bathroom which needs updating are located off the hallway.

The property sits in lovely gardens with a triple garage and workshop. There is plenty of parking on the driveway.

Rarely do properties like this come to the open market so call us now to arrange your viewing.

**Bishop Sutton** is a sought-after family friendly village to the eastern edge of Chew Valley Lake. Highly acclaimed for its community and excellent range of amenities, the village boasts a superb array of facilities including a supermarket, a hairdressers, a popular village public house and a Post Office.

Bishop Sutton is celebrated for being a lively village, with thriving tennis and football clubs for any discerning sport enthusiasts, and a village hall offering events and which can be hired for private events. Bishop Sutton and nearby Stanton Drew school both boast outstanding Ofsted reports. The nearby Chew Valley School is well regarded with an excellent sixth form.

The Chew Valley is renowned for its beauty, with the lakes notable for their excellent fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by.

The Lake is further enriched by the popular Salt & Malt Restaurant which is owned by Celebrity Chef Josh Eggleton and celebrated by locals and visitors alike.

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol, and both Bristol Temple Meads and Bath Spa railway stations which provide services to London and the national rail network. Access to both the M4 and M5 are within a reasonable distance, and Bristol International Airport has flights to Europe and connections to the rest of the World.





## ROOM DIMENSIONS

33' 24" x 13' 0" (10.67m x 3.96m) Ground Floor

SITTING ROOM 25' 6" x 11' 9" (7.77m x 3.58m)

KITCHEN 8' 8" x 16' 1" (2.64m x 4.9m)

CONSERVATORY 9' 2" x 8' 1" (2.79m x 2.46m)

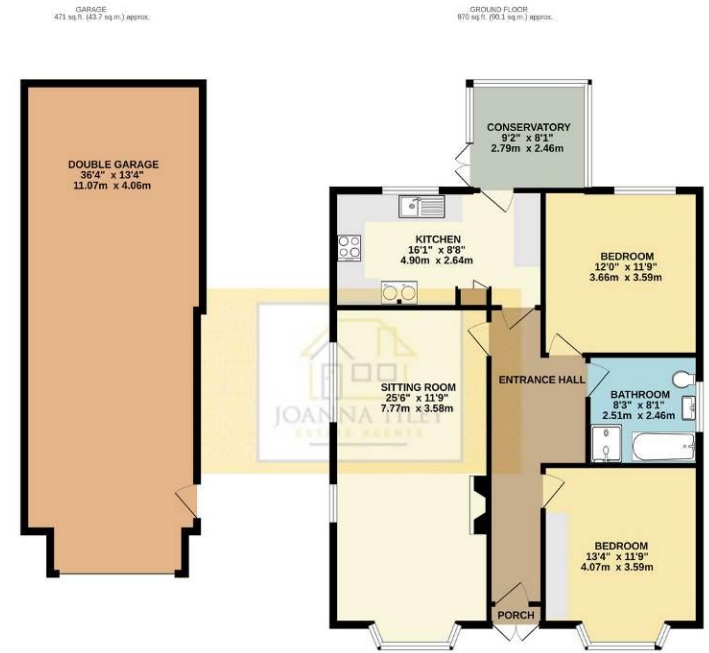
BEDROOM 13' 5" x 11' 9" (4.09m x 3.58m)

BEDROOM 12' 0" x 11' 9" (3.66m x 3.58m)

BATHROOM 8' 13" x 8' 31" (2.77m x 3.23m)

Outside

GARAGE 33' 24" x 13' 0" (10.67m x 3.96m)



TOTAL FLOOR AREA: 1441 sq ft (133.8 sq m) approx.  
While every effort has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call us on 01275 333311.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		



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