



21 Felton Lane, Winford, Bristol, BS40 8AD



## 21 Felton Lane, Winford, Bristol, BS40 8AD

- Semi Detached Property in a Great Village
- Sunny Sitting Room
- Kitchen/Breakfast Room
- Three Good Sized Bedrooms
- New Bathroom
- South Facing Garden
- Countryside Views
- Private Drive with Plenty of Parking
- Garage
- NO FORWARD CHAIN



### **THREE BEDROOM PROPERTY IN A GREAT VILLAGE!**

This property offers a great opportunity to create a lovely family home. It has been updated in important areas, making it ready for its new owner!

As you enter, a spacious hallway leads to a bright sitting room with a dual aspect. The kitchen breakfast room provides a nice view of the sunny garden. Upstairs, there are three well-sized bedrooms along with a new family bathroom.

Outside, the south facing garden has mature borders and offers pleasant countryside views. The property also includes a private driveway with parking for several cars and a garage.

Viewings highly recommended!

**Winford** lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the excellent primary school and the excellent village pub, The Prince of Waterloo is a fantastic family pub serving excellent roast dinners.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty.

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.







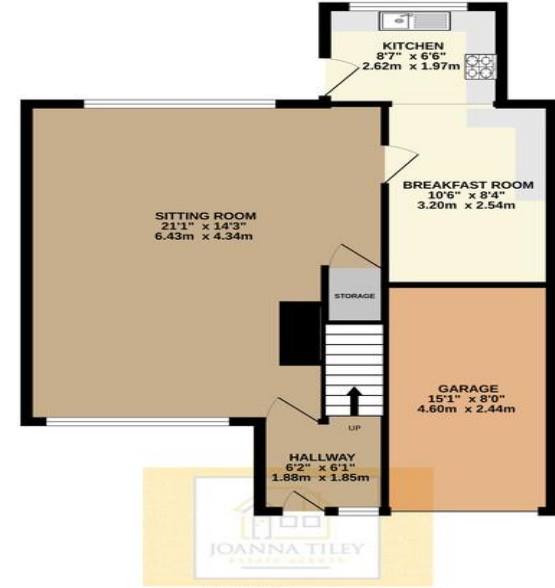


## ROOM MEASUREMENTS

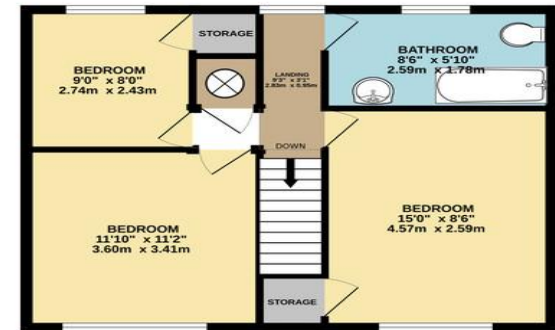
Hallway 6'2" X 6'1"  
 Kitchen 8'7" x 6'6"  
 Breakfast Room 10'6" x 8'4"  
 Sitting Room 21'1" X 14'3"  
 Bedroom 15'0" X 8'6"  
 Bedroom 11'10 X 11'2"  
 Bedroom 9'0" X 8'0"  
 Bathroom 8'6" X 5'10"

Garage 15'1" X 8'0"

GROUND FLOOR  
 671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
 523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 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             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Joanna Tiley Estate Agents  
 Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com