



1 Church Lane, Farrington Gurney, Bristol, BS39 6TY

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- Linked Detached House
- Reception Room with Wood Effect Flooring
- Beautifully Fitted Kitchen
- Two Double Bedrooms plus a Single
- Courtyard Garden
- Garage and Parking
- Close to all Amenities
- Upgraded to a High Standard
- NO FORWARD CHAIN

DESCRIPTION:

WHAT A STYLISH HOME !!!

It has been lovingly updated to the highest standard with chic décor.

The pretty blue front door leads to a hallway, with a door leading off the inviting living room. The hallway is open to the kitchen that features modern Shaker style units and a lovely real wood worktop. The rear door follows through to the garage and on out to the low maintenance courtyard garden.

Upstairs there is a stunning bespoke open storage unit on the landing. There two double bedrooms and a smaller third bedroom decorated with the same flair as the rest of the house. The recently fitted bathroom boasts panache with a stone stand-alone sink, geometric tiles and an L shaped bath. All of this is within walking distance to many local conveniences within the village.

ABOUT THE VILLAGE:

Farrington Gurney is a village in Somerset, located at the foot of the Mendip Hills on the junction of the A37 and A362. There is the St Johns Parish church nestling in the rolling countryside along with the popular village Memorial Hall, a village school and a thriving business community employing many people including Farrington Park Country Club and Golf course, the renowned Farrington Farm Shop and the local Co Op. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa enable easy access to London and links to 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

Ground Floor

KITCHEN 17'9" x 9'5"

LIVING ROOM 17'9" x 11'6"

HALLWAY 5'10" x 5'3"

First Floor

BEDROOM 15'0" x 10'8"

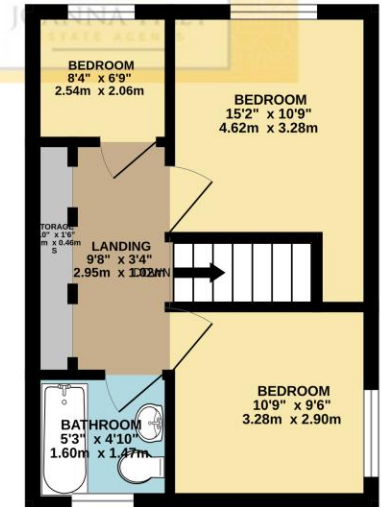
BEDROOM 10'8" x 9'5"

BEDROOM 8'3" x 6'8"

BATHROOM 5'2" x 4'9"

LANDING 9'8" x 3'4"

GARAGE 17'8" x 14'10"



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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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