



FOR SALE
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16 Tom Price Way, Bishop Sutton, Bristol, BS39 5EH

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- Central Village Location
- Sunny Private Rear Garden
- Semi-Detached Home
- Cul de Sac Location
- Sitting Room and Kitchen Dining Room
- Close to All Village Amenities
- Two Bedrooms - One with Ensuite
- Driveway with Parking for two cars
- Family Bathroom
- EPC C

Tucked away in a secluded position towards the rear of the ever-popular Cappards Farm development, this delightful home offers both comfort and convenience.

The property welcomes you into a bright entrance hallway with space for coats and shoes, along with a neatly positioned downstairs cloakroom. From here, you step into a bright and generously sized sitting room with a window overlooking the front garden and a natural flow through to the kitchen/dining room. The kitchen is well-equipped with a good range of fitted cupboards and has French doors opening out onto the private rear garden-perfect for indoor-outdoor living. Upstairs, there are two well-proportioned double bedrooms, including a stylish en-suite to the principal bedroom, alongside a modern family bathroom. The rear garden is private, low-maintenance, and enjoys sunshine throughout the day. There is also Parking.

Ideally located in the heart of the village, this home is just a short stroll from local amenities. A perfect choice for first-time buyers, downsizers, or investors – please give us a call 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

Ground Floor

HALL 3'6" x 8'0"

LOO 3'0" x 4'8"

SITTING ROOM 10'8" x 14'8"

KITCHEN/DINING ROOM 13'11" x 8'6"

First Floor

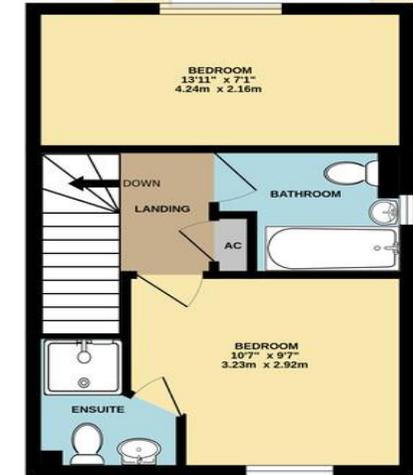
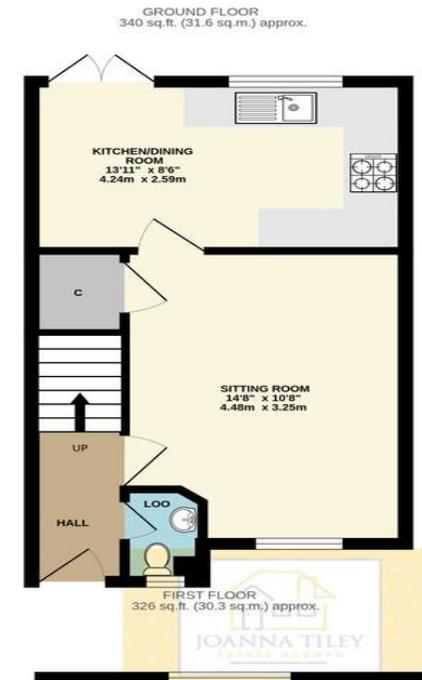
LANDING 6'3" x 6'4"

BEDROOM 10'7" x 9'7"

ENSUITE 5'3" x 6'0"

BEDROOM 13'1" x 7'1"

BATHROOM 7'4" x 6'3"



TOTAL FLOOR AREA : 666 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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