



8 Pound Mead, Felton, Bristol, BS40 9XZ



- Village Location
- In Need of Renovation
- Lovely South Facing Garden
- Cull de Sac
- Kitchen leading to Conservatory
- Sunny Sitting Room
- 2/3 Bedrooms
- Family Bathroom
- Tandem Double Garage
- No forward Chain

### LOOKING FOR A PROJECT?!

In need of some renovation but very liveable too. There is a lovely sunny sitting room with separate dining room, a good sized kitchen leading into the conservatory. Two generously sized bedrooms and a bathroom.

The property sits in a great size plot with a double tandem garage and plenty of parking, all in a cul-de-sac location. No forward Chain.

Felton has 100 acres of common land - great for dog walking and hiking. There is a great local pub and café.

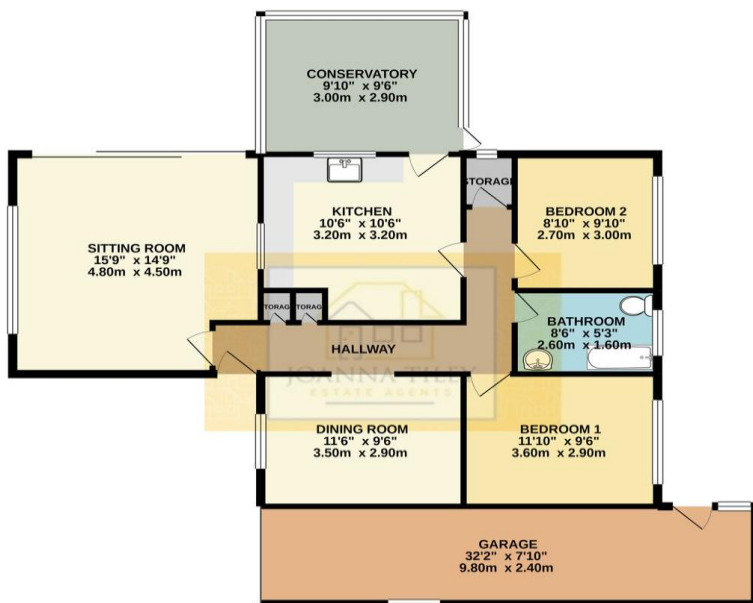
Felton is part of the Parish of Winford, children can attend the well regarding local Primary School, Winford Primary (<https://www.winford.n-somerset.sch.uk>) and for Secondary Schooling there is a choice of Chew Valley School or Backwell School. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with regular trains to London and the national rail network. There is easy access to both the M4 and M5 and nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the World.

### ROOM DIMENSIONS

- SITTING ROOM 15'9" x 14'9"
- KITCHEN/BREAKFAST ROOM 10'6" x 10'6"
- DINING ROOM 11'6" x 9'6"
- CONSERVATORY 9'10" x 9'6"
- BEDROOM 11'10" x 9'6"
- BEDROOM 8'10" x 9'10"
- BATHROOM 8'6" x 5'3"

GARAGE 32'2" x 7'10" EPC TBC

GROUND FLOOR



Joanna Tiley Estate Agents

Fairseat, 4b Stoke Hill, Chew Stoke, Bristol, BS40 8XF

T: 01275 33 33 11 E: [info@joannatiley.com](mailto:info@joannatiley.com)

W: [www.joannatiley.com](http://www.joannatiley.com)