



### **Mancurthill , Bristol, BS39 4NJ**

**£2,350**

To Let – An immaculate four double bedroom detached house set in the peaceful village of Chelwood surrounded by green spaces with ample parking for up to 6 cars and the property can be let on a furnished or unfurnished basis.

Inside, the property offers two separate reception rooms. The main reception features a large bay window overlooking the garden, wood floors and a decorative fireplace creating a comfortable space to relax.

The second reception room also enjoys large windows, garden views and direct access to the garden via patio doors, making it well suited for everyday family use or entertaining.

The kitchen benefits from good natural light and is a practical hub for cooking and mealtimes with plenty of storage and preparation space. There is a separate utility with space and plumbing for appliances.

The house has four double bedrooms, offering consistent, well-proportioned sleeping accommodation.

Two bathrooms serve the property, a bathroom upstairs comprising bath with shower over, wash hand basin, WC and heated towel rail and a shower room downstairs making it the perfect choice for families.

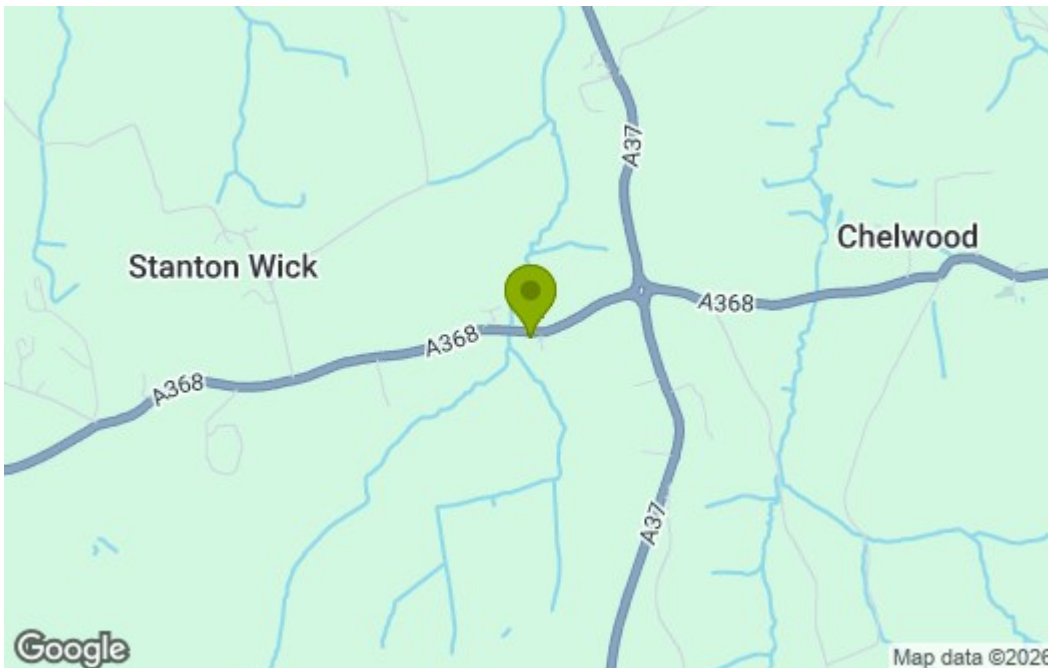
Outside, the home enjoys a large garden and plenty of private parking. The green surroundings of Chelwood provide opportunities for countryside walks, while nearby villages such as Pensford and Chew Magna offer local shops, pubs and everyday amenities.

Chelwood is well placed for access by road to Bristol and Bath, both reachable, giving a good balance between rural living and city facilities. Keynsham railway station, approximately a 15–20 minute drive away, offers services towards Bristol Temple Meads, Bath Spa and beyond, with journey times to central Bristol from around 10–15 minutes and to Bath from around 10 minutes.

This four-bedroom detached house to let in Chelwood will appeal to those seeking a comfortable home within a village setting and good access to nearby towns and cities.

## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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