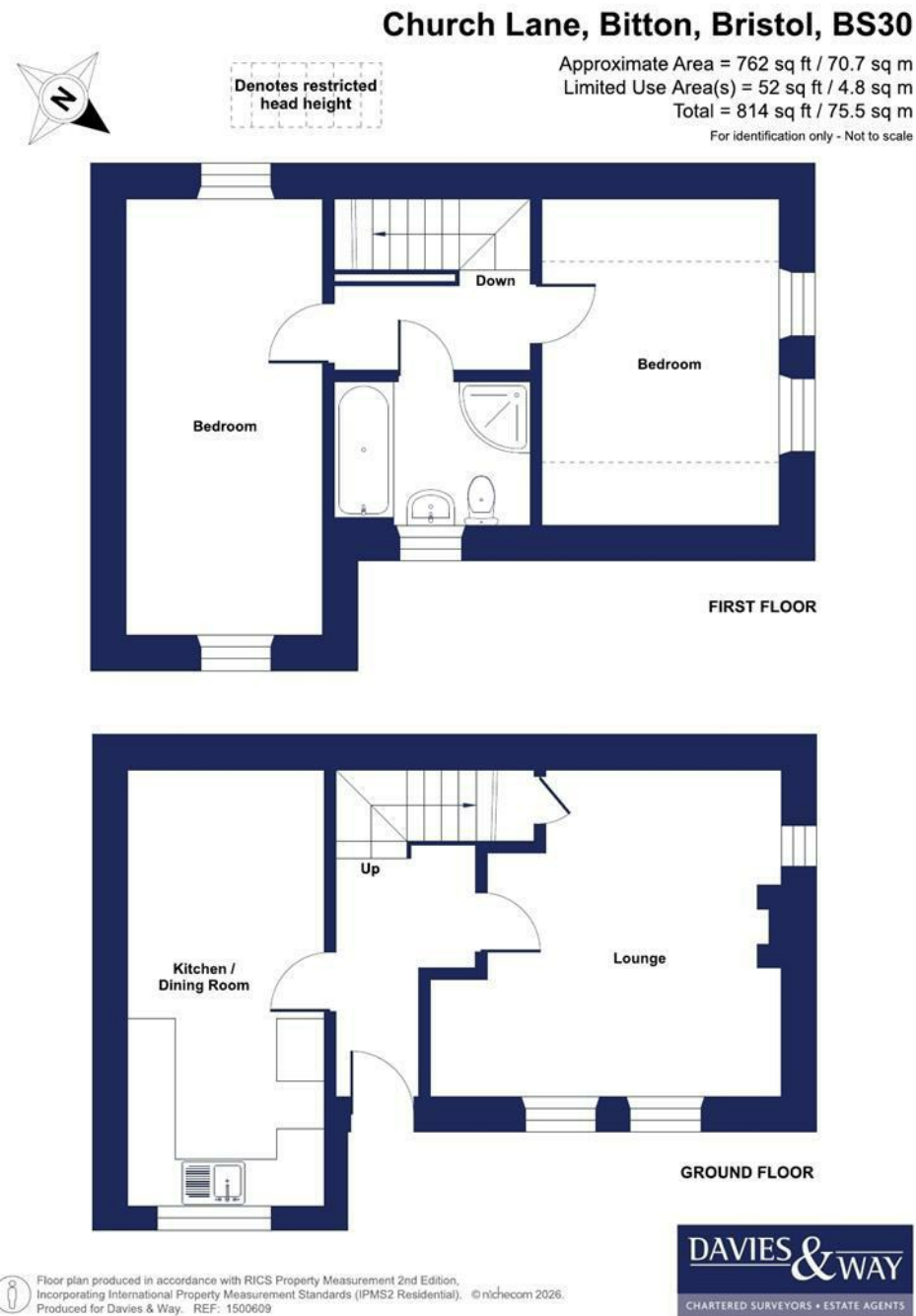


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Mulberry Cottage, 8 Church Lane, Bitton, Bristol, BS30 6LH



£425,000

A characterful two bedroom detached cottage set back within a desirable and quiet location between Bristol and Bath.

- Cottage ▪ Detached ▪ Entrance hallway ▪ Lounge ▪ Kitchen/Dining room ▪ Two bedrooms ▪ Bathroom ▪ Garden ▪ No onward sales chain ▪ Grade II listed



Mulberry Cottage, 8 Church Lane, Bitton, Bristol, BS30 6LH

Situated in a peaceful and sought after position in a conservation area in the charming village of Bitton, ideally located between Bristol and Bath, this delightful detached two bedroom cottage presents an excellent opportunity for buyers looking to put their own stamp on a home. Perfectly suited to first time buyers, downsizers, or those seeking a characterful village property, it offers both charm and potential.

The accommodation is entered via a welcoming entrance hallway, leading to a generously proportioned lounge featuring attractive original character features, alongside a well sized kitchen/dining room. To the first floor are two comfortable double bedrooms, both served by a spacious four piece family bathroom.

Outside, the property enjoys a position set back from Church Lane, approached via a pathway leading to it's generous garden.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Doors to ground floor rooms, staircase to first floor and a radiator.

LOUNGE 4.4m x 4.1m (14'5" x 13'5")

Original single glazed windows to front aspect with secondary glazing, access to understairs storage cupboard, original wooden beams and original fireplace feature. Radiator and power points.

KITCHEN/DINING ROOM 5.5m x 2.4m (18'0" x 7'10")

Single glazed window to front aspect, matching wall and base units with wooden work surfaces over, space and plumbing for white goods and oven. Tiled walls and flooring to kitchen area, radiator and power points.

LANDING

Doors to first floor rooms, original wooden beams and access to loft including hatch.

BEDROOM ONE 5.5m x 2.4m (18'0" x 7'10")

Original single glazed windows to both front and rear aspects, radiator and power points.

BEDROOM TWO 3.8m x 3m (12'5" x 9'10")

Wooden double glazed windows overlooking garden, original wooden beams, fitted wardrobes, radiator and power points.

BATHROOM 2.4m x 1.7m (7'10" x 5'6")

Wooden double glazed window to front aspect, panelled bath with hot and cold taps and a walk in corner shower cubicle off mains. Pedestal basin with

hot and cold taps, low level WC and tiled walls to wet areas. Original wooden beams, extractor and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

A hardstanding path with gated access leading to the property that is set back. Stone patio and shrubbery to the front of the home.

GARDEN

Mainly laid to lawn adjacent to the home with a rear stone wall boundary and a timber storage shed.

TENURE

This property is freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Superfast 80mbps (Source - Ofcom).

Mobile phone signal: outside EE, 02 and Vodafone - all likely available (source - Ofcom).

