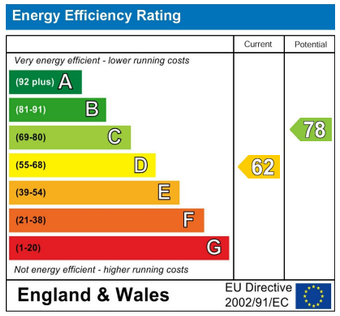
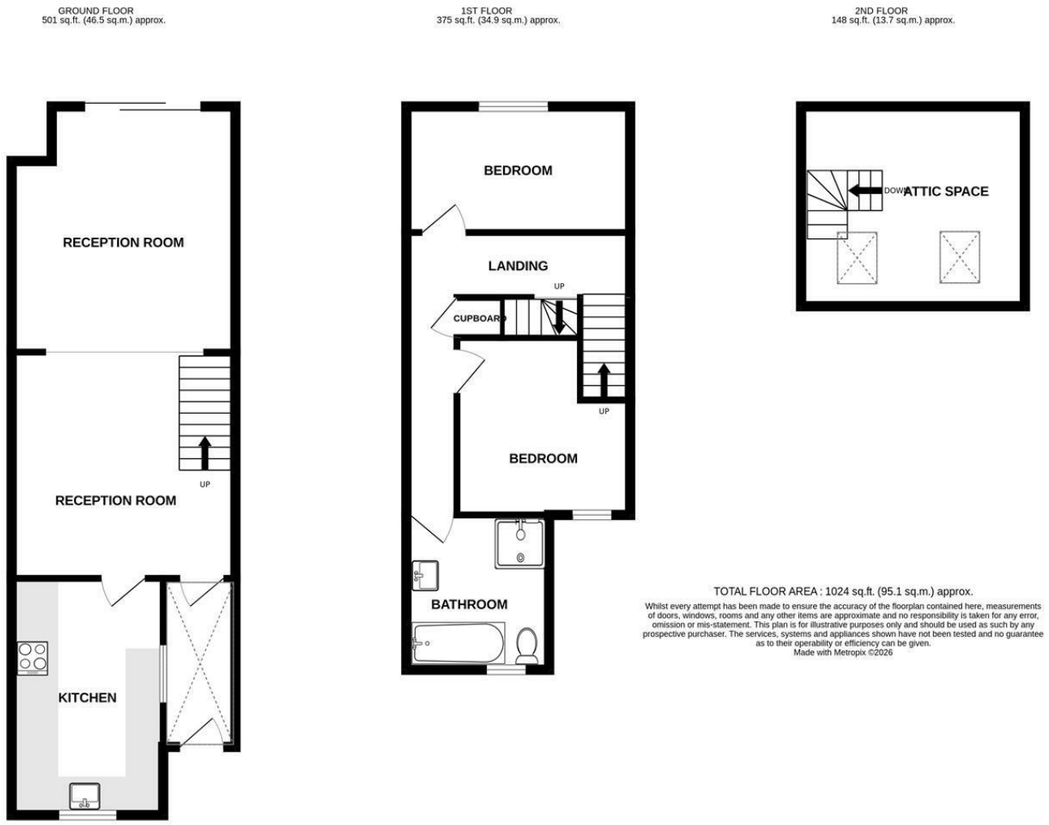




www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. 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.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

54 Maynard Terrace, Clutton, Bristol, BS39 5PN



£250,000

A charming semi rural two bedroom home set on the outskirts of the village with generous garden and lovely views.

- Stunning rural setting
- No onward chain
- Gardens to front and rear of the property
- Off street parking
- Open plan sitting room / dining room
- Two bedrooms
- Modern bathroom
- Lovely views
- Easy access to attic space

naea | propertymark PROTECTED

RICS

www.daviesandway.com

54 Maynard Terrace, Clutton, Bristol, BS39 5PN

Situated in a lovely edge of village location, this attractive two bedroom property enjoys generous gardens to both the front and rear, together with delightful open aspect views.

The accommodation begins with an entrance hallway leading through to a spacious sitting/dining room, providing an excellent space for both relaxing and entertaining. Patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

The kitchen is fitted with attractive solid wood worktops, while the modern bathroom benefits from a separate shower.

Upstairs, the property offers two bedrooms. The modern bathroom benefits from a separate shower. Stairs leading to a useful attic space provide additional storage potential.

Externally, the property is particularly appealing, with generous gardens to the front and rear, offering plenty of space to enjoy the surrounding setting and open views. There is also the added benefit of off-road parking spaces.

Offered to the market with no onward chain, this property would make an ideal home for first-time buyers, downsizers or those seeking a peaceful village lifestyle.

Clutton is a picturesque village situated between Bath and Bristol, in the beautiful English countryside.

The village has a traditional rural character, with a mixture of historic cottages, period houses and more modern homes. It is surrounded by rolling hills, green fields and attractive countryside, offering a peaceful village atmosphere.

Clutton has a strong sense of community, with local amenities, a village pub, a church and community facilities. Its location provides a balance between quiet country living and convenient access to the nearby cities of Bath, Bristol and Wells

ENTRANCE HALL
uPVC front door Perspex roof, tiled floor, stable door into the main living accommodation. Window from the kitchen looks out into the space.

LIVING SPACE
Part laminate, part carpeted flooring. Ceiling spotlights. Two radiators, consumer unit. Double glazed patio doors out to the garden. Staircase to the first floor.

KITCHEN
Double glazed windows to front and side. Cream fronted wall and base units, wood worktops, double Belfast sink with mixer tap, tiled upstands, tiled floor, space for a cooker, fridge freezer and washing machine. Radiator.

LANDING
Staircase from the ground floor, a further set of stairs lead up to a loft space giving good access. Understairs storage cupboard. Radiator. Half height tongue and groove wood panelling.

BEDROOM
Radiator. Double glazed window overlooking the garden to the front

BEDROOM
Double glazed window to rear nice views out to the fields behind. Radiator.

BATHROOM
Modern bathroom with separate tiled shower cubicle, glass door, thermostatic shower with rainfall shower and personal shower. White low level toilet. Curved edge panelled bath with mixer tap. Vanity unit with basin, mixer tap and cupboards below, cabinet with mirror above. Tiled floor and splash backs to bath and basin. Radiator.

ATTIC SPACE
Two roof lights. Access to the eaves storage.

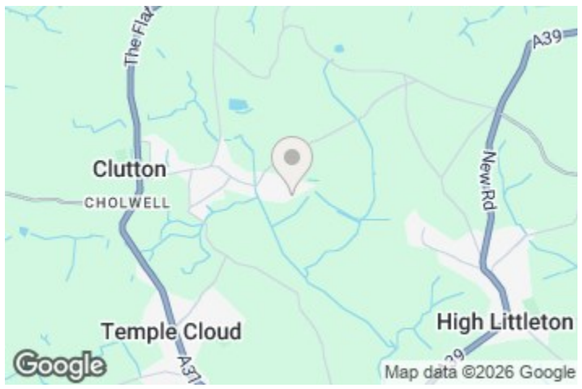
GARDEN
Second garden to the front of the property. A lovely long garden, open aspect view to the rear over the field behind. Fence to the side. mainly laid lawn. Patio areas. Mature plants and shrubs.

GARDEN
Garden to the rear with stone chippings, paving slabs, fenced sides and rear gate access into the garden. Flower beds with some established plants and shrubs.

TENURE
Freehold

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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. Bath and North East Somerset.
Services. All mains services connected.
Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom.
Broadband. Ultrafast 1000mps. Source Ofcom.
Property is located within a coal mining reporting area



















www.daviesandway.com