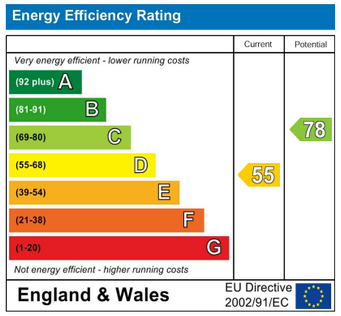
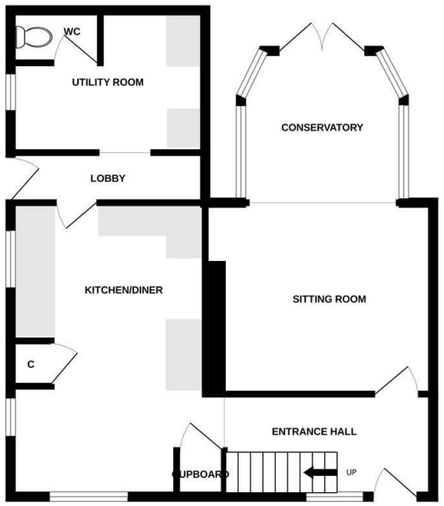
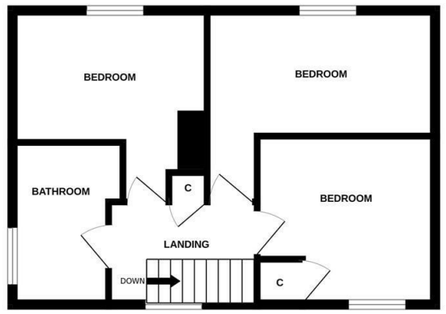


GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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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.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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62 Rogers Close, Clutton, Bristol, BS39 5RX



£320,000

A well presented three bedroom semi detached home tucked away in the village of Clutton. The property benefits from a well presented kitchen diner and a contemporary bathroom and a secluded rear garden.

- Semi detached home
- Spacious hallway
- Well presented kitchen diner
- Sitting room views to garden
- Rear utility room
- Contemporary bathroom
- Three good bedrooms
- Good family secluded rear garden

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RICS

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62 Rogers Close, Clutton, Bristol, BS39 5RX

Set back from the road, this spacious and well presented home offers comfortable accommodation, ideal for modern family living. The property welcomes you with a generous entrance hallway, leading through to a sitting room featuring an attractive fireplace, creating a warm and inviting space to relax.

The modern style kitchen/diner provides an excellent space for everyday living and entertaining, complemented by a useful rear utility room. To the rear, a conservatory offers additional versatile living space with views over the garden.

Upstairs, there are three good sized bedrooms and a contemporary family bathroom, complete with a separate shower cubicle.

Outside, the property benefits from a generous, secluded rear garden, providing an excellent degree of privacy and an ideal setting for outdoor dining, entertaining or simply enjoying the warmer months.

Situated in the popular village of Clutton, the property combines spacious accommodation with village living and convenient access to Bristol and the surrounding countryside.

Clutton is a popular village in Somerset, situated approximately 10 miles south of Bristol and offering an appealing blend of village charm and convenient access to nearby towns and cities. Surrounded by attractive countryside, the village is well placed for those seeking a more relaxed setting while remaining within reach of the amenities and employment opportunities of Bristol and Bath.

The village offers a range of local amenities and community facilities, with further shopping, leisure and educational facilities available in the nearby towns of Temple Cloud, Keynsham and Midsomer Norton. The surrounding countryside provides opportunities for walking and enjoying the outdoors, making Clutton an attractive choice for families, professionals and those looking to enjoy village life.

With road links providing access to Bristol, Bath and the wider motorway network, Clutton is well suited to commuters seeking a balance between rural surroundings and everyday convenience.

HALLWAY
Double glazed uPVC front door with a double glazed window to the side. Laminate wood effect flooring. Radiator. Partial wood wall panelling. Dado rail. Staircase to first floor.

SITTING ROOM 4.03 x 3.34 (13'2" x 10'11")
Wood effect laminate flooring. Feature fireplace with wood surround and mantle, marble black hearth. Radiator. Open to

CONSERVATORY 2.89 x 2.68 (9'5" x 8'9")
Double glazed window and double glazed door to garden. Wood effect laminate flooring.

KITCHEN / DINER 5.26 x 3.12 (17'3" x 10'2")
Double glazed window to front aspect and two double glazed side windows. Radiator. Half height wood panelling. Range of grey fronted wall and base units comprising cupboards and drawers with black laminate worktops over. Wall plate rack and wine storage. Green tiled splashback. Stainless steel sink and drainer with a mixer tap. Space for a range style cooker and an American style fridge freezer. Built-in fridge. Cupboard housing the Valliant combi boiler. Under stairs storage cupboard.

REAR LOBBY 3.11 x 0.89 (10'2" x 2'11")
Side door giving access to the garden.

UTILITY / WC 3.07 x 2.51 (10'0" x 8'2")
Double glazed window. Belfast style sink. Open storage. Separate WC with a window.

LANDING
Double glazed window with a front aspect. Loft access. Store cupboard with shelves.

BEDROOM 3.63 x 2.27 (11'10" x 7'5")
Double glazed window with a rear aspect. Picture rail. Clothes hanging space.

BEDROOM 4.04 x 2.23 (13'3" x 7'3")
Double glazed window with a rear aspect. Radiator. Picture rail.

BEDROOM 2.90 x 3.14 (9'6" x 10'3")
Double glazed front aspect window. Picture rail. Radiator. Cupboard above the stairs.

BATHROOM 2.85 x 1.70 (9'4" x 5'6")
A beautifully presented sanctuary. Comprising a free standing bath with wall mounted mixer tap. Separate shower cubicle with glass door and side. Thermostatic water fall shower and personal shower. All-in-one unit comprising vanity sink with a gold mixer tap and an enclosed couple toilet. Ceiling spot lights. Tiled floor. Part tiled walls. Heated towel rail.

REAR GARDEN
Fencing to side and rear. Lawned area and a patio ideal for alfresco dining. Flower beds. Private outlook.

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 1000 mps. Source Ofcom.
Property is located within a coal mining reporting area



















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