

Lodway Easton-In-Gordano BS20 0JB

£595,000

marktempler

RESIDENTIAL SALES





#### Property Type

Bungalow - Detached



#### How Big

1143.00 sq ft



#### Bedrooms

3



#### Reception Rooms

2



#### Bathrooms

2



#### Warmth

Gas Central Heating



#### Parking

Garage and Driveway



#### Outside

Front, Side and Rear



#### EPC Rating

E



#### Council Tax Band

E



#### Construction

Standard



#### Tenure

Freehold

Glenville is an attractive, individual detached bungalow offering well-balanced accommodation of approximately 1,150 sq. ft. This charming home is accessed via a pedestrian gate from Lodway, while a driveway from the rear provides ample off-road parking and convenient access to a detached garage.

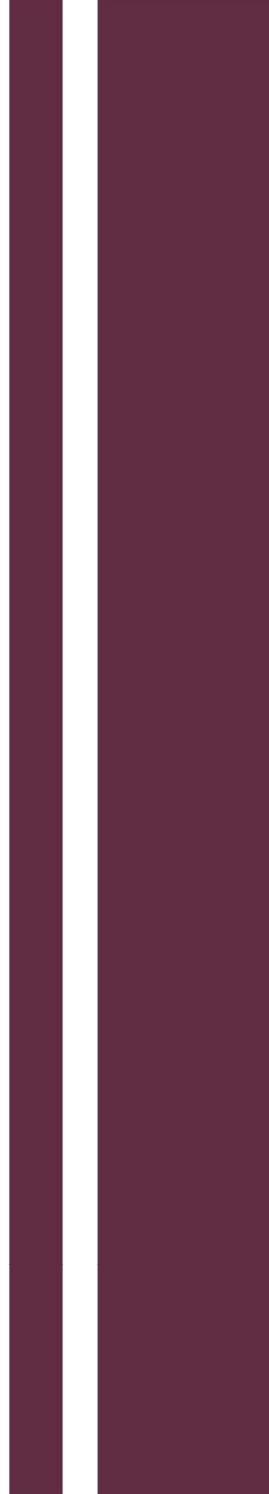
Internally, the layout has been thoughtfully arranged to suit modern living. A welcoming dining hall at the heart of the home leads to a generous living room with a bay window, three comfortable bedrooms, one with an en-suite shower room and a stylish family bathroom. The heart of the home is unquestionably the superb open-plan kitchen/dining/family room that opens onto the gardens, creating a wonderful space to entertain family and friends. A separate utility room adds further practicality.

The gardens are a particular feature, wrapping around three sides of the bungalow to provide a private, sunny, and secure environment – ideal for children, entertaining, or those with a passion for gardening. The outdoor space includes a greenhouse, timber shed and ample room for vegetable beds, offering plenty of potential for green-fingered buyers.

Located in the much-admired village of Easton-in-Gordano, the property is ideally positioned to enjoy a host of local amenities including shops, schools, playing fields, a doctor's surgery, and excellent bus links to both Portishead and Bristol.

Rarely available, homes of this nature combine character, space, and future potential. With scope to extend either upwards or outwards (subject to the necessary consents), Glenville would suit a wide variety of buyers looking for a special place to call home.







A beautifully presented 1930s bungalow with generous gardens in the heart of Easton-in-Gordano



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



## Material Information

### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Superfast broadband available with highest available download speed 134 Mbps and highest available upload speed 20 Mbps.

Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

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