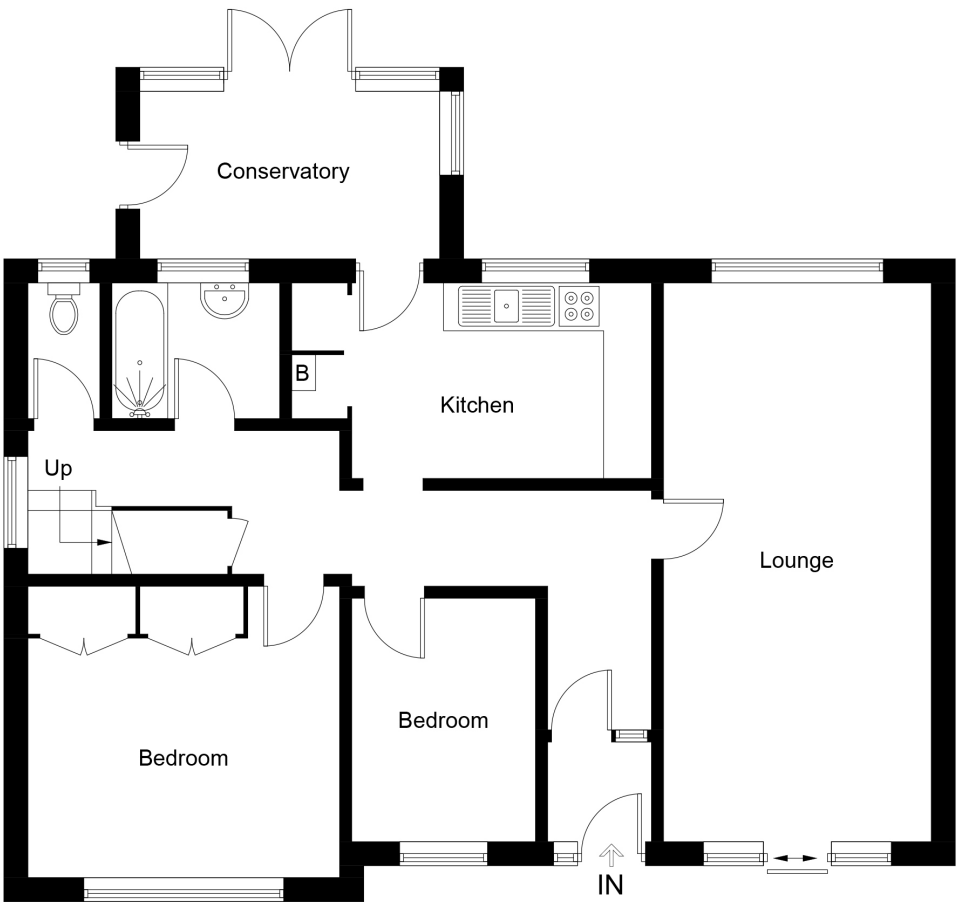


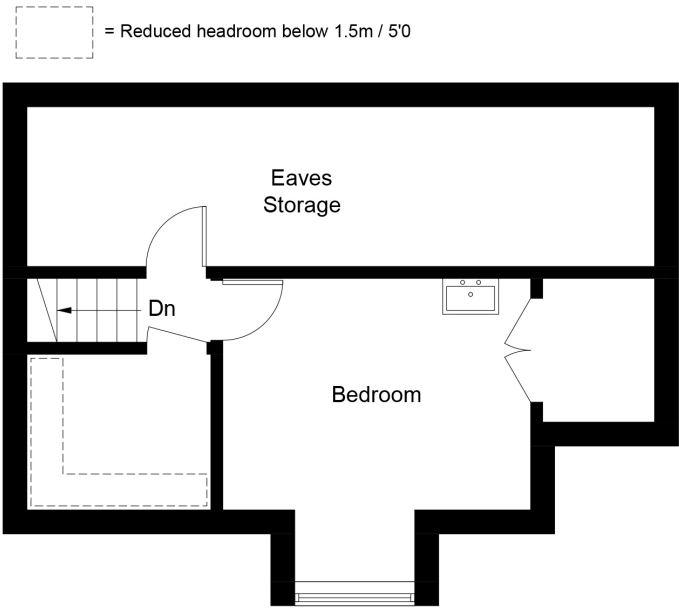


## 62 Flax Bourton Road

Approximate Gross Internal Area = 129.8 sq m / 1397 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For illustrative purposes only. Not to scale. ID1129237  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision





This detached dormer bungalow, located in a charming village setting, offers a unique opportunity for buyers looking to invest in a home with significant potential. Situated on a large plot with stunning, far-reaching views, this property presents a blank canvas for those willing to undertake renovation or extension projects. Set within this popular village, this detached home enjoys all the benefits of semi rural living yet is only minutes from Bristol and is well located for access to the M5, Bristol airport and mainline train stations. Offered for sale with no onward chain, the accommodation briefly comprises; Entrance Porch, Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Conservatory/Utility Room, two ground floor Bedrooms, Bathroom and separate W.C and one first floor Bedroom. Outside there are sizeable gardens to the front and rear.



ROOM DESCRIPTIONS

Entrance Porch

Entered via double glazed door.

Entrance Hall

Stairs to first floor accommodation with storage cupboard below. Radiator. Doors to Sitting/Dining Room, Kitchen, 2 Bedrooms, Bathroom and separate W.C.

Sitting/Dining Room

22' 8" x 10' 10" (6.91m x 3.30m)

Dual aspect with double glazed sliding patio doors to front garden and double glazed window to rear. Tiled fireplace. Radiator.

Kitchen/Breakfast Room

12' 4" x 7' 11" (3.76m x 2.41m)

Fitted with a range of wall and base units with work surfaces over. Inset stainless steel sink and drainer with mixer tap. Spaces for oven and fridge/freezer. Floor standing 'Worcester' oil fired boiler. Radiator. Double glazed window to rear.

Conservatory/Utility Room

12' 2" x 7' 0" (3.71m x 2.13m)

Radiator. Plumbing for automatic washing machine. French doors to back garden. Double glazed door opening into carport.

Bedroom

12' 5" x 10' 2" (3.78m x 3.10m)

Fitted wardrobes. Radiator. Double glazed window to front.

Bedroom

9' 10" x 7' 7" (3.00m x 2.31m)

Radiator. Double glazed window to front.

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Fitted with a white suite comprising; panelled bath and pedestal wash basin. Radiator. Double glazed window to rear.

Separate W.C.

Fitted with white low level W.C. Double glazed window to rear.

Landing

Airing cupboard housing immersion tank. Further storage cupboard.

Bedroom

12' 5" x 12' 3" max (3.78m x 3.73m max)

Front Garden

The property is well screened from the road with a large area of lawn and parking for several vehicles.

Carport

30' 0" x 9' 0" (9.14m x 2.74m)

Workshop

33' 0" x 9' 4" (10.06m x 2.84m)

Rear Garden

Fully enclosed, mature and offering a good deal of privacy, the garden is in excess of 80' in length.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: E

