

Valley View

Clutton, Bristol, BS39 5SN

COOPER
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TANNER



£375,000 Freehold

A superb opportunity to purchase a three bedroom semi detached family home on a generous sized plot with the potential to extend, subject to the necessary planning permissions being sought. The property is located at the end of a quiet cul de sac with garaging, driveway parking and gardens to the front, side and rear. No onward chain.

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DESCRIPTION

An opportunity to purchase a three bedroom semi detached family home, located in a quiet cul-de-sac location and set on a generous plot of mature gardens. The property has scope for extension or even a separate property to be built within the grounds, subject to the relevant planning permissions being sought. There is an attached single garage, driveway parking for several vehicles, double glazing and gas fired central heating. In brief the accommodation comprises entrance hall with a stair case rising to the first floor landing, a light and airy lounge/diner with a feature fireplace, conservatory overlooking the gardens to the rear, a kitchen with a range of fitted wall and base units with worktops over and space for appliances and a downstairs WC. To the first floor there is a landing with access into the attic, three bedrooms and a shower room. There are superb views across the village and beyond from the first floor. Internal viewing comes highly recommended to fully appreciate what it has to offer.

OUTSIDE

To the front of the property is a tarmacadam driveway providing parking for several vehicles and in turn leads to the attached single garage. There are lawned gardens to either side of the drive with mature hedging and borders. A step up from here leads to the main front entrance. Side access from the garage leads to the enclosed side and rear gardens which are predominantly laid to lawn with a paved seating area and all being encompassed by hedging.

LOCATION

Clutton is a village and civil parish on the eastern edge of the affluent Chew Valley, close to the Cam Brook River, in the Bath and North East Somerset Council area, within the ceremonial county of Somerset, and straddles both the A37 and A39. It is located 9 miles from Bristol and Bath, and 11 miles from Wells. Nearby are the villages of Temple Cloud, High Littleton and Chelwood. The town of Midsomer Norton is 5 miles away. The village also benefits from a local Primary School, The Railway Inn pub & restaurant and fantastic countryside walks.

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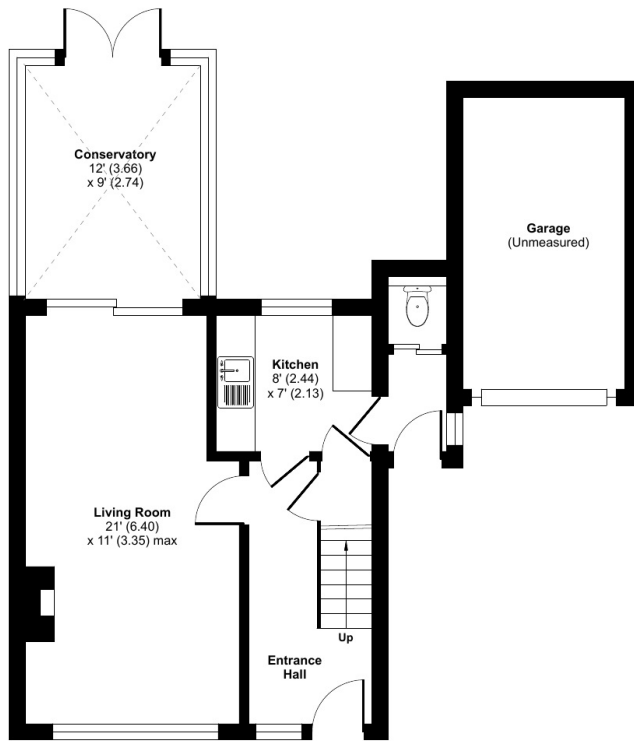




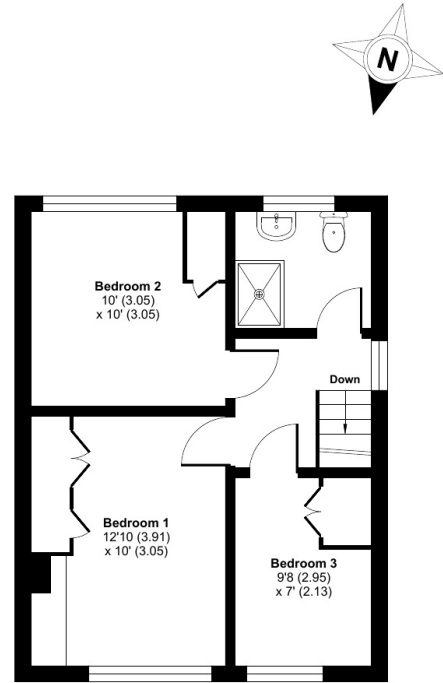
Valley View, BS39

Approximate Area = 931 sq ft / 86.5 sq m (excludes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1080667

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