

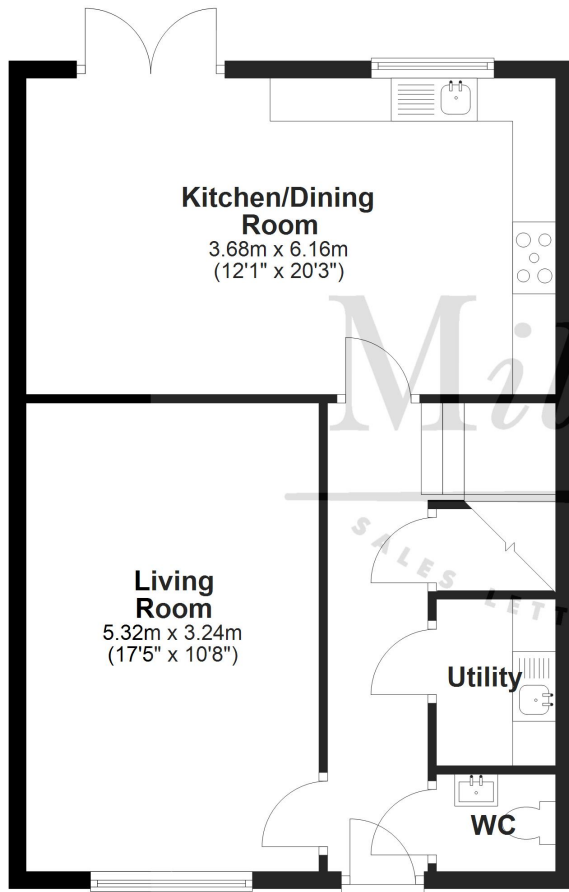


19 Clements Way, Tytherington, South Gloucestershire GL12 8FT

£495,000

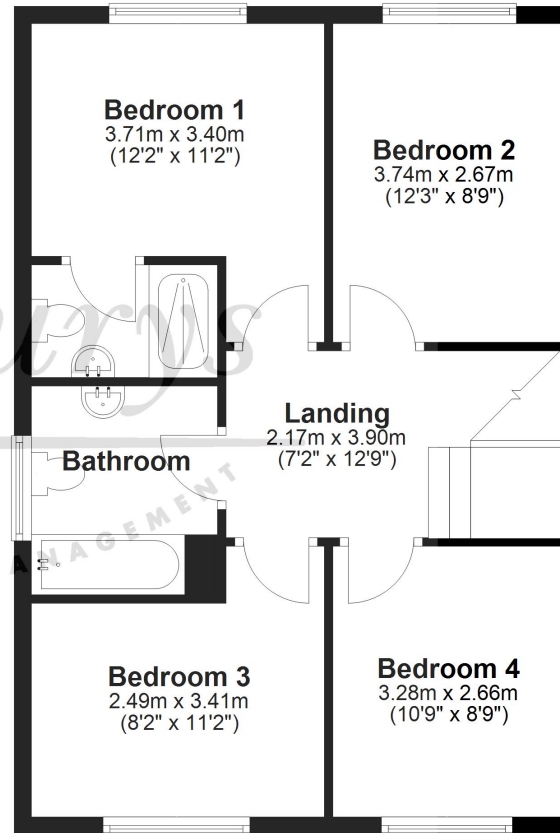
### Ground Floor

Approx. 55.7 sq. metres (599.2 sq. feet)



### First Floor

Approx. 56.8 sq. metres (611.3 sq. feet)



Total area: approx. 112.5 sq. metres (1210.5 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



# 19 Clements Way, Tytherington, South Gloucestershire GL12 8FT

A beautifully presented, 'nearly new' home in a semi-rural setting. This fabulous property is show home standard and ready to be taken on in new ownership, suiting growing families and down-sizers alike. Secreted away within the exclusive Woodstock homes development, the property boasts curb appeal in abundance. Crossing the threshold there is a welcoming entrance hall with cloakroom, utility and additional storage for coats, shoes and life's mod-cons, practical family living was at the forefront of design. The living room is stylish and cosy with plenty of space for sizeable furniture, to the rear the kitchen/dining/family room is stunning, with shaker style wall and base units and integrated appliances, the dining area has French Doors opening on to the rear garden, a hub of the home. The first floor hosts four double bedrooms, the principle with ensuite shower room and a modern and pristinely presented bathroom with shower over complete the property. Outside, there is a single garage with off street parking and the rear garden is laid mainly to lawn with patio area perfect for alfresco dining in the summer months. A fantastic home in a much loved village location, the local pub, children's play area and post office just a short walk away. Call today to arrange your viewing.

## Situation

The village of Tytherington is situated a short drive south of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. The nearby local centres of Thornbury and Wotton-under-Edge provide excellent shopping facilities and amenities. The village has a Community Shop with Post Office, The Swan public house, St James Parish Church, a children's play park and a football club, Tytherington Rocks. Please click on <https://mythornbury.co.uk/thornbury/tytherington> for further information.

## Property Highlights, Accommodation & Services

- Nearly New, Semi-Detached, Four Bedroom Family Home
- Exclusive Woodstock Homes Development, Completed Spring 2023
- Located In The Much Loved Village Of Tytherington
- Low Maintenance, Energy Efficient Home With Solar Panels
- Stylish Kitchen/Dining/Family Room With Shaker Style Units
- Utility, Cloakroom And Additional Storage
- Garage And Parking
- The Remainder Of An NHBC Warranty Dated 2023

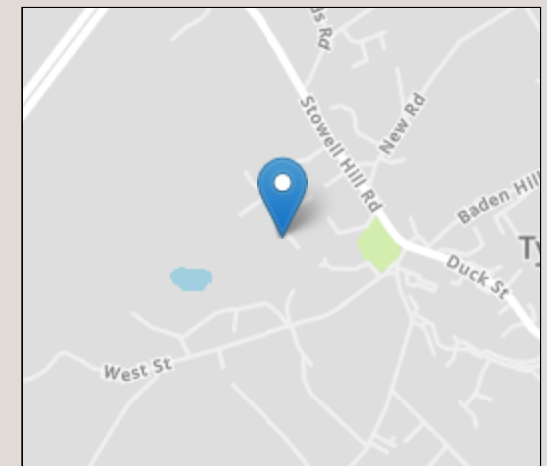
## Directions

Travelling into the village from the direction of the A38, pass under the M5 bridge, drop down the hill and take the first right hand turn into Clements way, follow the road round keeping to the left and No.19 can be found on your right hand side.

**Local Authority & Council Tax** - South Gloucestershire - Tax Band E

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 82                      | 84        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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