

# Bristol Road

Rooksbridge, BS26 2FN

COOPER  
AND  
TANNER



## £309,950 Freehold

A beautifully presented mid-terraced, four bedroom townhouse which benefits from en-suite facilities, a modern kitchen and bathroom, two allocated parking bays, low maintenance garden and is situated within the sought after Kings Academy and Hugh Sexseys school catchment area.

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 4  2  2 EPC TBC

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### DESCRIPTION

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Entering the property from the front you are welcomed into a spacious hallway where you have access to all the ground floor rooms. The WC is found on the left where there is a handy WC and basin. The kitchen is a bright, front aspect room which has space for a dining table and is fitted with an array of wall and base units with space for white appliances and a fitted electric oven with electric hob and overhead extractor hood. The Living room is a bright and airy rear aspect room with a rear aspect window and patio doors opening onto the garden.

The first floor houses three bedrooms with a large rear bedroom which enjoys garden views and a built in wardrobe. There is a further front aspect double bedroom and a single at the rear which could be used as a study. The family bathroom is fitted with a panelled bath, WC and basin. On the top floor you will find the master bedroom with two skylights bringing in plenty of light. There is ample eaves storage, a cupboard and space for wardrobes and access into the en suite bathroom. The en suite is beautifully fitted with a walk-in shower, basin and WC. There is also access into the loft where there is storage space.

### OUTSIDE

The rear of the property benefits from a low maintenance south facing garden that is a perfect space for alfresco dining and entertaining. The garden is fully enclosed and is laid to artificial grass and patio. There is a rear gate at the back that leads to the communal car park where you will find the two allocated parking bays.

### LOCATION

The Forge lies in the village of Rooksbridge which itself runs alongside the A38 and benefits from excellent transport links - both Bristol and Taunton are 22 miles away, whilst Bristol International Airport is just 14 miles and Junction 22 of the M5 just 1 mile away.

Rooksbridge lies within the catchment area of the sought after Kings Academy and Hugh Sexeys schools as well as the highly regarded Weare First School. The village benefits from a pub and post office which is inclusive of the village stores.

**EPC RATING**  
C

**COUNCIL TAX BAND**  
D

**TENURE**  
Freehold

**HEATING**  
Oil fired central heating

**SERVICES**  
Oil, mains electricity, mains water, water meter, mains drainage

### DIRECTIONS

From the M5 motorway junction 22 at Edithmead head North along the A38 towards Bristol, at the East Brent roundabout take the right hand fork over the motorway bridge into the village of Rooksbridge. The Forge will be found on the right hand side opposite the local Post Office Stores.

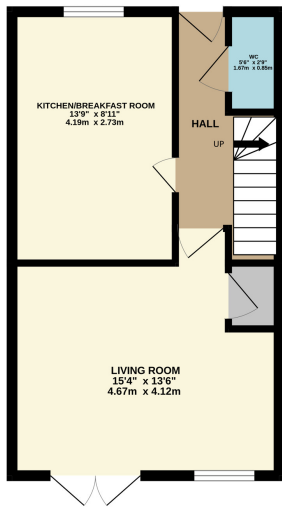
### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

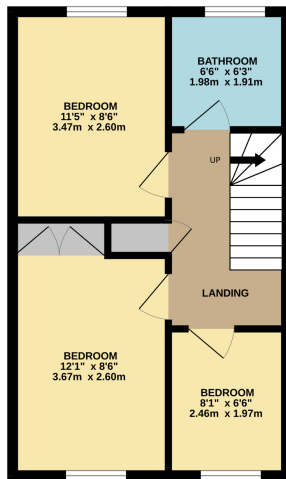




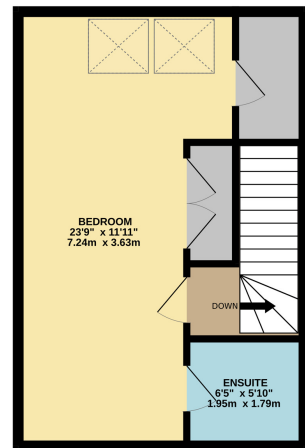
GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 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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## CHEDDAR OFFICE

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