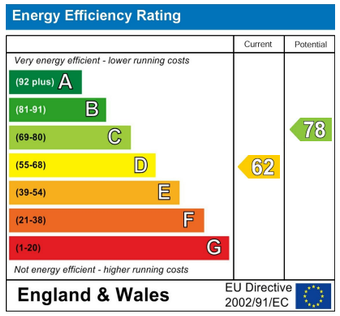
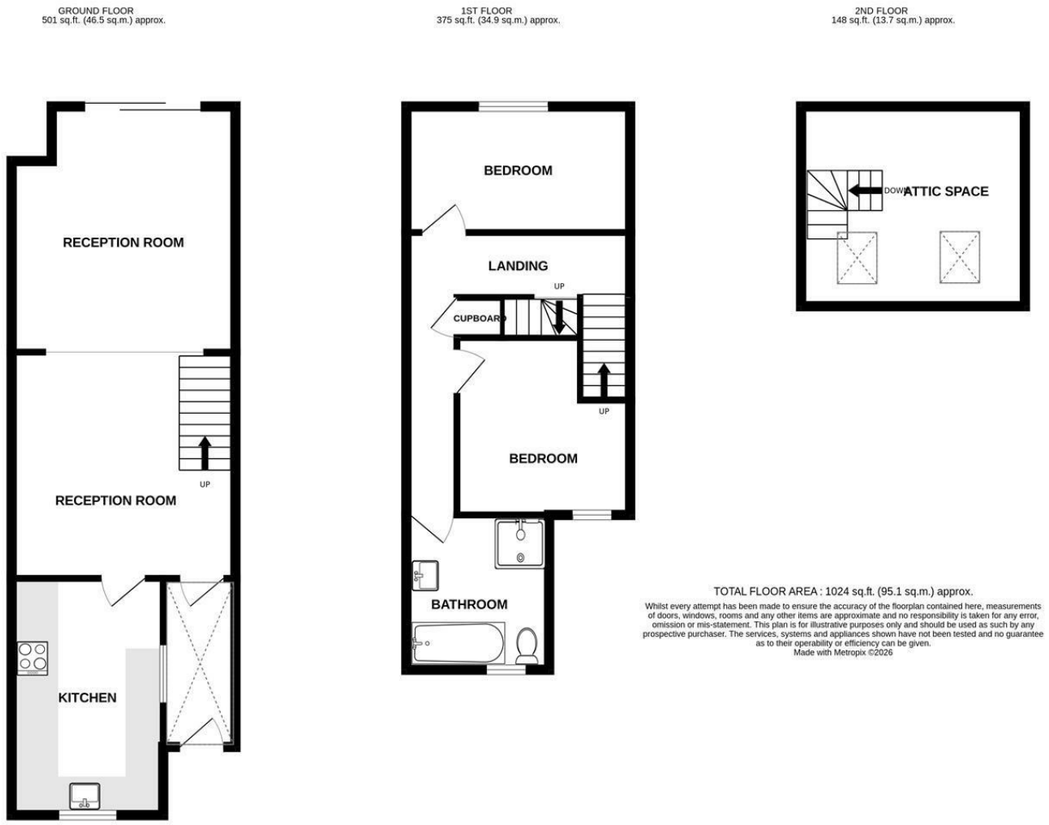




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DAVIES & WAY

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54 Maynard Terrace, Clutton, Bristol, BS39 5PN



£250,000

A charming semi rural two bedroom home set on the outskirts of the village with generous garden and lovely views.

- Stunning rural setting
- No onward chain
- Gardens to front and rear of the property
- Off street parking
- Open plan sitting room / dining room
- Two bedrooms
- Modern bathroom
- Lovely views
- Easy access to attic space

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RICS

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54 Maynard Terrace, Clutton, Bristol, BS39 5PN

Situated in a lovely edge of village location, this attractive two bedroom property enjoys generous gardens to both the front and rear, together with delightful open aspect views.

The accommodation begins with an entrance hallway leading through to a spacious sitting/dining room, providing an excellent space for both relaxing and entertaining. Patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

The kitchen is fitted with attractive solid wood worktops, while the modern bathroom benefits from a separate shower.

Upstairs, the property offers two bedrooms. The modern bathroom benefits from a separate shower. Stairs leading to a useful attic space provide additional storage potential.

Externally, the property is particularly appealing, with generous gardens to the front and rear, offering plenty of space to enjoy the surrounding setting and open views. There is also the added benefit of off-road parking spaces.

Offered to the market with no onward chain, this property would make an ideal home for first-time buyers, downsizers or those seeking a peaceful village lifestyle.

Clutton is a picturesque village situated between Bath and Bristol, in the beautiful English countryside.

The village has a traditional rural character, with a mixture of historic cottages, period houses and more modern homes. It is surrounded by rolling hills, green fields and attractive countryside, offering a peaceful village atmosphere.

Clutton has a strong sense of community, with local amenities, a village pub, a church and community facilities. Its location provides a balance between quiet country living and convenient access to the nearby cities of Bath, Bristol and Wells

ENTRANCE HALL
uPVC front door Perspex roof, tiled floor, stable door into the main living accommodation. Window from the kitchen looks out into the space.

LIVING SPACE 7.11 x 3.92 (23'3" x 12'10")
Part laminate, part carpeted flooring. Ceiling spotlights. Two radiators, consumer unit. Double glazed patio doors out to the garden. Staircase to the first floor.

KITCHEN 4.16 x 2.65 (13'7" x 8'8")
Double glazed windows to front and side. Cream fronted wall and base units, wood worktops, double Belfast sink with mixer tap, tiled upstands, tiled floor, space for a cooker, fridge freezer and washing machine. Radiator.

LANDING
Staircase from the ground floor, a further set of stairs lead up to a loft space giving good access. Understairs storage cupboard. Radiator. Half height tongue and groove wood panelling.

BEDROOM 4.00 max x 2.21 (13'1" max x 7'3")
Radiator. Double glazed window overlooking the garden to the front.

BEDROOM 3.01 x 3.11 max (9'10" x 10'2" max)
Double glazed window to rear nice views out to the fields behind. Radiator.

BATHROOM 2.42 x 2.72 (7'11" x 8'11")
Modern bathroom with separate tiled shower cubicle, glass door, thermostatic shower with rainfall shower and personal shower. White low level toilet. Curved edge panelled bath with mixer tap. Vanity unit with basin, mixer tap and cupboards below, cabinet with mirror above. Tiled floor and splash backs to bath and basin. Radiator.

ATTIC SPACE 3.82 x 3.50 (12'6" x 11'5")
Two roof lights. Access to the eaves storage.

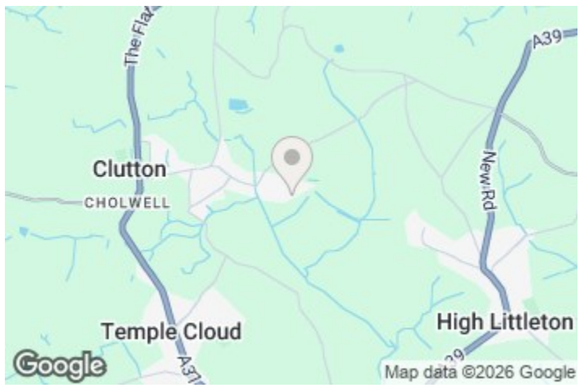
GARDEN
Second garden to the front of the property. A lovely long garden, open aspect view to the rear over the field behind. Fence to the side. mainly laid lawn. Patio areas. Mature plants and shrubs.

GARDEN
Garden to the rear with stone chippings, paving slabs, fenced sides and rear gate access into the garden. Flower beds with some established plants and shrubs.

TENURE
Freehold

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a ‘relevant transaction’ that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority. Bath and North East Somerset.
Services. All mains services connected.
Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom.
Broadband. Ultrafast 1000mps. Source Ofcom.
Property is located within a coal mining reporting area



















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