



A superbly located detached bungalow on the edge of beautiful open countryside.

Martcombe Road, Easton-in-Gordano, Bristol, BS20

£500,000 Freehold

savills

Individual detached home • Discreet no through location • Enclosed level plot • Sitting room • Kitchen • Three bedrooms • En suite and separate shower room • Detached garage • Scope for a degree of modernisation or remodelling

Local Information

Easton-in-Gordano lies to the west of Bristol's commercial centre and within the popular Gordano Valley. The nearby A369 provides a direct route to the M5 and the fashionable Clifton Village, which offers a variety of bars, boutiques and restaurants. There are excellent primary and secondary schools within Portbury, Portishead and Pill, and Clifton has a number of quality independent schools. For the commuter, Bristol Temple Meads train station has a full schedule of rail services to most cities nationwide and Bristol International Airport, which is approximately 12 miles distant, offers flights to a number of European and some long haul destinations.

About this property

Topsview certainly occupies a special location set within a delightful rural setting that may be a surprise given how close the property is from Bristol city centre. Located away from the main road at the head of a select no through location, the property could appeal to downsizers or those looking to put their own mark on an individual home. With level lawned grounds that back immediately on to beautiful fields and farmland, the home benefits from the ability to reach both the motorway and all central amenities swiftly and to join a neighbouring footpath to take in the wonderful surroundings with

an uninterrupted walk through to Failand village.

The home offers an en suite bedroom with two further bedrooms and a separate shower room. There is particularly light accommodation most notably in the large dual aspect sitting room which takes in the views of the gardens and the fields beyond. The fitted kitchen has space for a small family dining table and subject to planning there maybe scope to extend the footprint of the building.

The home offers a good amount of parking as opposite the home is a large private bay supplementing the detached garage adjacent to the property.

Please note that there is full vacant possession and no chain.

Tenure

Freehold

Local Authority

North Somerset Council,

Energy Performance

EPC Rating = E

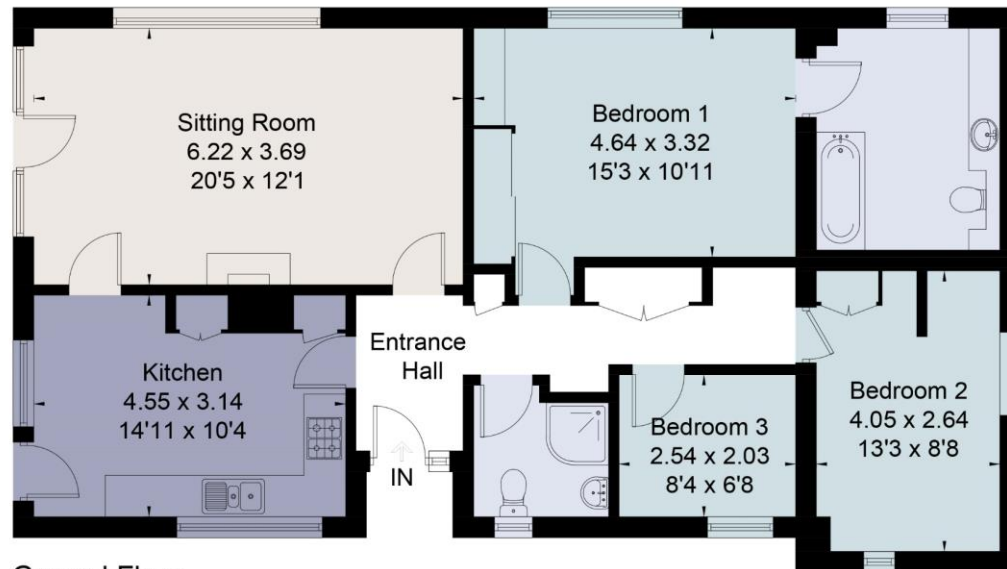
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone: +44 (0) 117 933 5800.

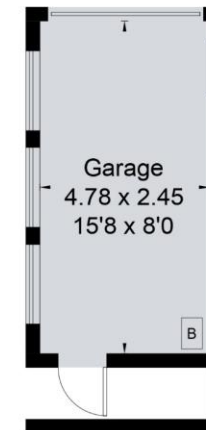




Approximate Area = 99.6 sq m / 1072 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 111.4 sq m / 1199 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
For identification only. Not to scale.
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Ground Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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