



ELM VIEW, BISHOPS ROAD, CLEEVE

ELM VIEW, 1 BISHOPS ROAD, CLEEVE, BS49 4NQ

Elm View is charming country cottage that dates from the 1790's and is set within a generous plot, affording a large Southwest facing rear garden with a level lawn, ample off-street parking, and a lovely vegetable patch. Approached via the front garden through a quaint porch, the versatile accommodation is set over two floors and boasts a large living room, a kitchen and dining room with walk in larder, utility room, an office, a secure storeroom, a study, and an impressive workshop. There are two bathrooms, and four double bedrooms, making this an ideal family home. This is a great opportunity for a family to enjoy the country life as the cottage sits within the catchment area for Backwell School, which is Ofsted rated Good. Just a short walk from Elm View is the renowned Alfresco Cucina Italiana Restaurant, Touts Supermarket, as well as the Bishops Road Shops which include a newsagent and Post Office. Cleeve has a friendly community centered around the village hall and Court De Wyck Church of England Primary School. The village nestles between Backwell, Congresbury and Yatton and, as such, benefits from an array of shops, public houses, and restaurants.



OTHER INFORMATION

TENURE - Freehold

SERVICES - Mains gas, electricity, water and drainage and provision for broadband (Gas fired central heating).

LOCAL AUTHORITY – North Somerset

COUNCIL TAX BAND – E (£2,349.14 for 2022/23)

EPC - D - 61 (potential B-81)

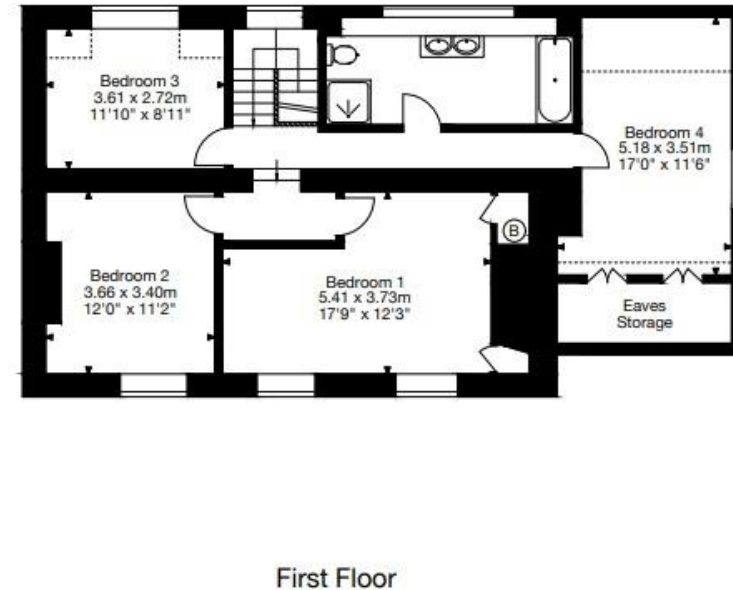
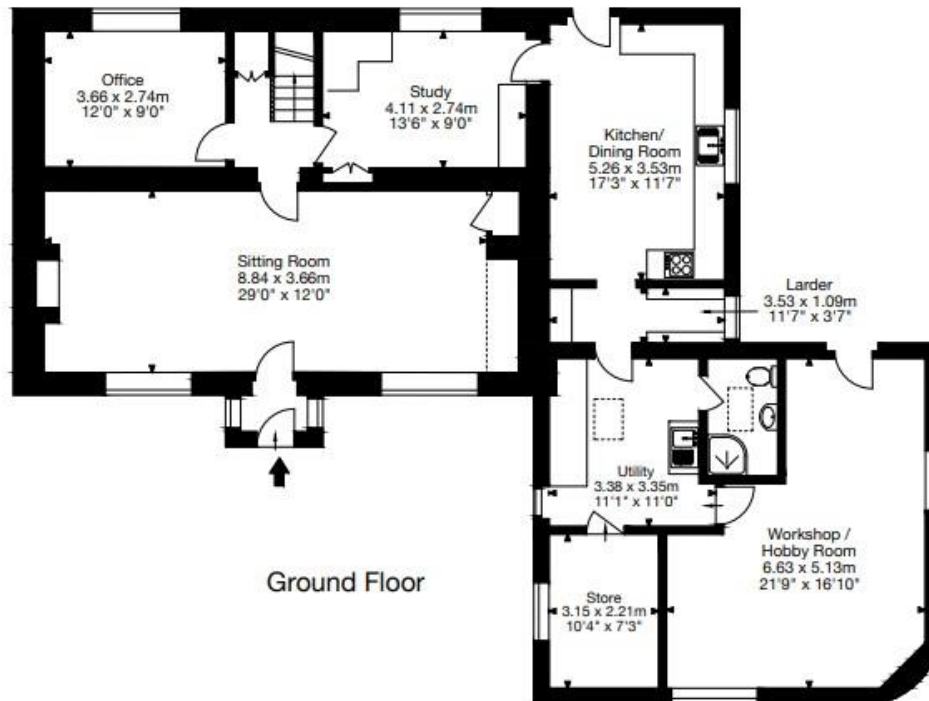
VIEWINGS - Strictly by prior appointment with sole agents, Hydes of Bristol

LOCATION

Cleeve is situated approximately ten miles distance from Bristol City centre on the A370 and is within easy access to the motorway network at junctions 19 to 21 of the M5. Nailsea and Backwell Train station is approximately four miles from Elm View and offers good commuter access to the entire rail network. The property is within five miles of Bristol International Airport with all the opportunities this offers, and local shops within the village of Backwell or Congresbury are equidistant, being within about two miles.



Elm View, 1 Bishops Road
Cleeve,
Bristol BS49 4NQ
Approx. Gross Internal Area
2526 Sq Ft - 234 Sq M



IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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