



**West End Cottages, Cameley Road, Temple Cloud, Bristol,
BS39 5AG**

£263,950

- **NO ONGOING CHAIN**
- **Tenure - Freehold**
- **Energy Rating - E**
- **Beautifully Presented Throughout**
- **Quiet residential area**
- **Terraced Cottage**
- **Council Tax Band - B**
- **Parking & Garden**
- **Good transport links to Bristol, Bath and Wells**

Charming Two-Bedroom Terraced Cottage in the picturesque Village of Temple Cloud in the quiet and sought after Cul-de-sac of Molly Close, this delightful cottage offers the perfect blend of comfort, charm, and convenience. Spanning approximately 602 square feet, the property is thoughtfully designed to suit couples, small families, or individuals seeking a cosy yet practical home.

Step inside to discover a warm and inviting interior, where natural light fills the well-proportioned living spaces. The smart layout maximises every inch of space, creating a functional and stylish setting for everyday living. The property comprises an entrance porch, a well-proportioned living room and a bright kitchen/diner. To the first floor, the accommodation includes two generously sized bedrooms and a family bathroom.

To the front of the cottage, you'll find off-street parking, an enclosed courtyard, a garden/patio area, and a handy storage shed—rare and valuable features that enhance everyday practicality. The location is equally impressive. Temple Cloud offers a tranquil, semi-rural lifestyle, with the scenic beauty of the countryside all around, while still being within easy commuting distance of Bristol's vibrant city centre. Local amenities, including shops, schools, a village pub/restaurant and parks, are conveniently nearby, catering to all essential needs. Whether you're a first-time buyer or simply looking for a characterful home in a desirable location, this lovely property presents an excellent opportunity. With its inviting feel and enviable setting, it's a home that's sure to attract attention. Don't miss your chance to make this charming cottage your own.

Living Room 12'9" x 10'5" (3.90 x 3.20)

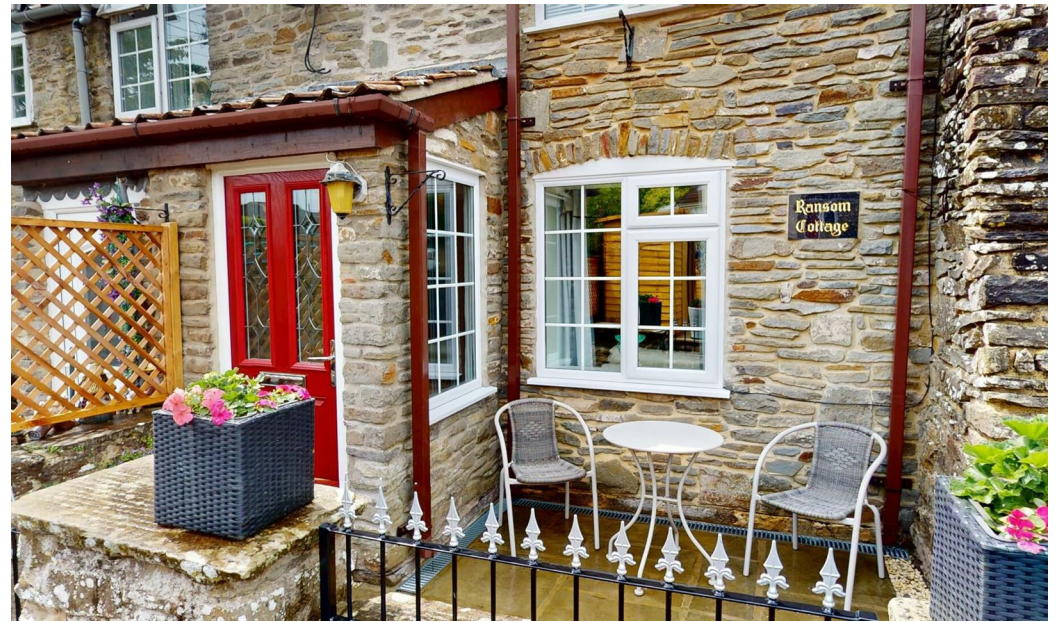
Kitchen 12'11" max x 10'6" (3.95 max x 3.22)

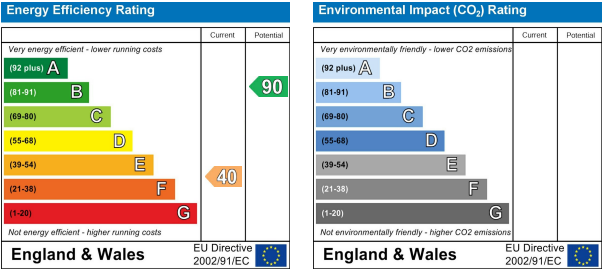
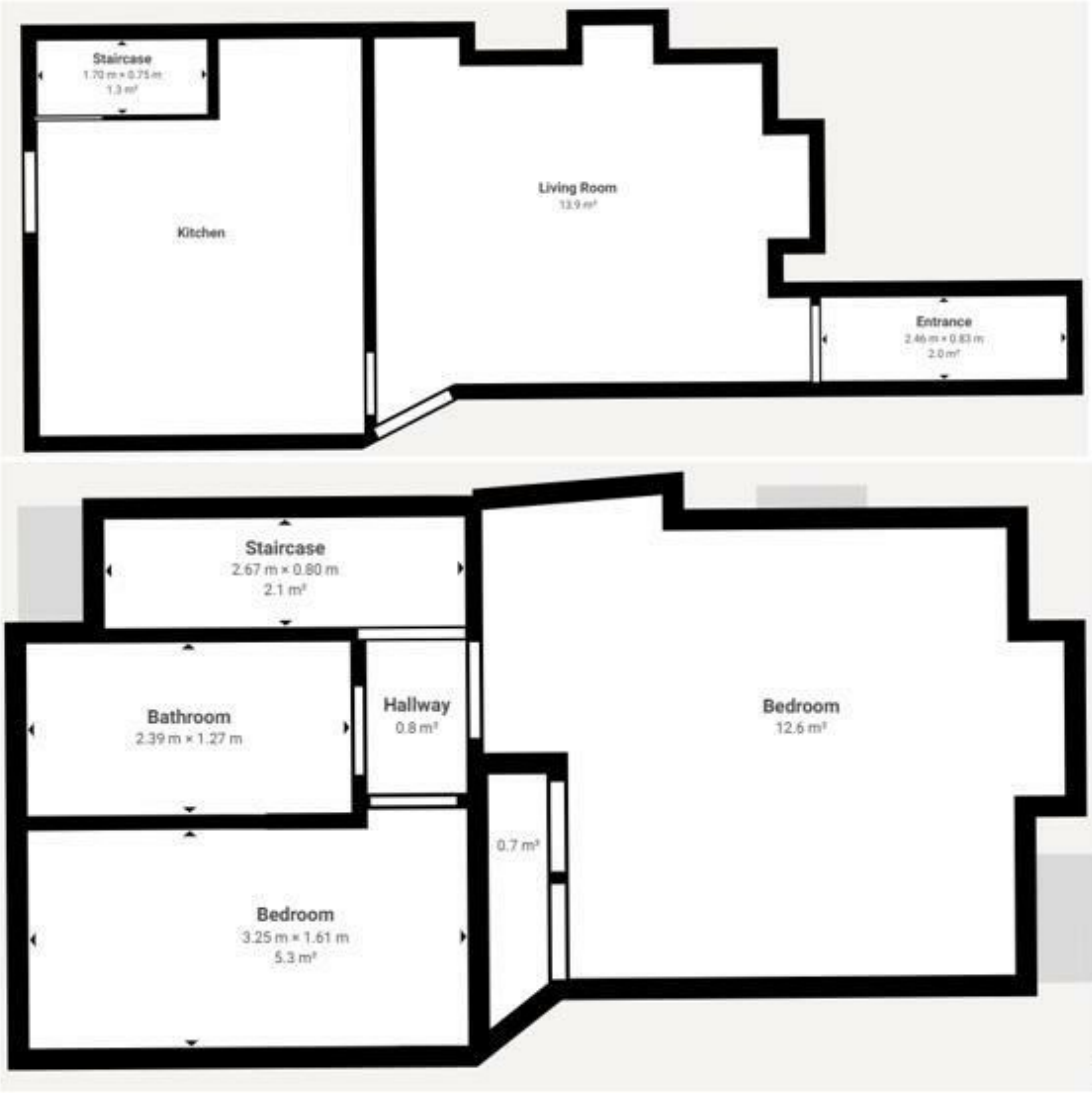
Bedroom One 12'8" max x 11'6" (3.87 max x 3.52)

Bedroom Two 5'6" x 10'8" (1.69 x 3.26)

Bathroom 4'3" x 7'10" (1.31 x 2.40)







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.