



4 Squire Lane, Ubley, Bristol, BS40 6PP

Guide Price £250,000

Description

A semi detached 2 bedroom semi-detached property situated within the small village of Ubley close to Blagdon Lake.

Location

Ubley is a small village set within the Yeo Valley at the west end of Chew Valley situated within the Area of Outstanding Natural Beauty and close to Blagdon Lake.

The surrounding valley of landscape of farmland, there is a local Primary School with a Village Hall and grass amenity area.

Transport links to Bristol & Bath are close by with the nearby Train Stations Yatton, Nailsea & Backwell Railway Station providing regular services to London, Bristol & Cardiff. Bristol International Airport is 6 miles.

Key Features

- Council: Bath & North East Somerset
- Council Tax Band: C
- Tenure: Freehold with Vacant Possession
- Mains Water, Electricity & Drains

What3Words:

Viewings:

Strictly and only by prior appointment through the Vendors sole Agents

Nancekivell & Partners Limited

Richard Nancekivell on 07770 966372

Chloe Brown 07475 031835

Prior to making an appointment to view we strongly recommend that

you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Important Notice:

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(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances 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 necessary planning, building regulation or other consents and Nancekivell & Partners Limited have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise

