



**23a Bishops Road**  
**Cleeve, Bristol, BS49 4NQ**

**Robin King** | Estate Agents

## 23A BISHOPS ROAD, CLEEVE, BRISTOL, BS49 4NQ

A smartly appointed, naturally bright three bedroom detached bungalow, nicely set back from the road by a long driveway and rolling open countryside to the rear of the property.

**Approx 1,144 sq ft including a spacious sitting room with open countryside views • Generous south-west facing garden • Potential to further update/improve • Convenient for access to well regarded village school, shops, and post office • Within catchment for Backwell Academy • Mainline railway services within 2.3 miles at Yatton station – Paddington from 114 mins • Access to M5 within 6.5 miles at Jct 20 Clevedon • Bristol Airport 5.5 miles • Central Bristol 11.8 miles (all approx.)**

A well proportioned 3 bedroom bungalow, set back from the road with outstanding views of the rolling fields. The house sits centrally in a good sized plot, with a large front garden, ample parking and a charming enclosed rear garden. As you walk up the driveway, straight ahead is the garage and the front door to the house is situated to the right. Inside, the entrance hall offers plenty of space for storage and coats.

Immediately on the left is the sitting room, with a coal-effect gas fire and sliding patio doors filling most of the back wall and framing gorgeous views of the garden. The kitchen is located to the left of the sitting room and features a range of wall and base units, with plenty of space for appliances, along with an integrated oven and ceramic hob. There is also space for a microwave within the units. At the end of the kitchen, you will find the conservatory, which is the perfect space to enjoy the views of the surrounding countryside.

The three bedrooms are located to the front of the property, the principal bedroom is a large room with space for wardobes and has a bright feel with the big window offering views of the front garden. Bedroom two is another double room, currently in use as an extra dining room, a role it excels in thanks to the dual aspect windows. Completing the sleeping arrangements, bedroom three is a sizeable single, ideal for a child or a home office. Plentiful floor to ceiling integrated storage will come in handy either way.

The family bathroom completes the space with micro mosaics floor tiles and wall tiles from top to toe in smoky sandstone. Twin windows let natural light flood in, and the comprehensive suite includes a bathtub, separate shower, and a heated towel rail.





**Outside** – Step out of the sliding doors in the sitting room and an inviting terrace gives way to a generous, southwest facing lawn, with mature shrubs to one side and a timber fence on the other. There's a raised railway sleeper bed on the left, which would make an ideal herb garden, and you can find more flower beds scattered around.

**Location** – The property is located within Cleeve village, which has a range of facilities, including a general store, newsagents, hairdressers, takeaway and restaurants in addition to a petrol station with a supermarket. Cleeve also offers superb woodland walks with Goblin Combe a few minutes away. There is a thriving village community with a monthly village magazine and Cleeve village hall hosts various events and activities. There is a primary school nearby in Claverham and secondary schooling at the highly regarded Backwell school. Mainline railway services are available within 2.4 miles from Yatton, with journey times to London Paddington from 114 minutes. Access to the M5 is within 7 miles from either junction 20 or 21, Bristol Airport is within 6.6 miles and central Bristol 5.5 miles distant. (All distances are approximate).

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



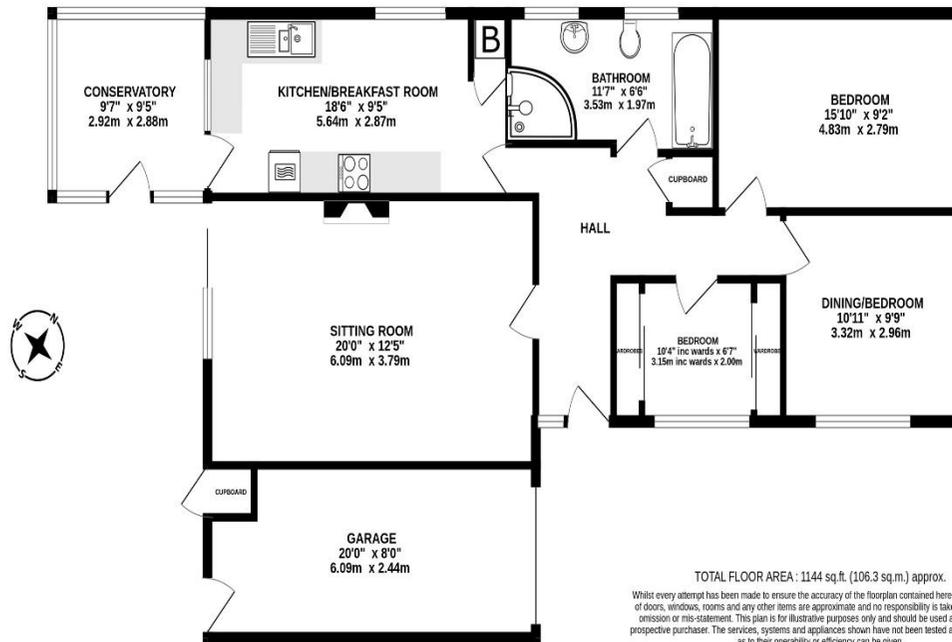
**DIRECTIONS** – From our office turn right onto the A370 Bristol Road and continue straight on for approx. 1.6 miles, through the Smallway traffic lights and up Rhodyate Hill, passing The Star pub on the left. Continue down the hill, passing The Wool Shop and the left hand turn to Bishops Road, and beyond the single storey PPC building on the left.

**SERVICES** – All mains services are connected.

**EPC RATING - D**

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND E** £2,469.43 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**GROUND FLOOR**  
1144 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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