



**Orchard Close  
Felton  
Bristol  
Somerset  
BS40 9YS**

**Offers in Excess of £570,000**

**bettermove**

# Orchard Close

## Bristol

Bettermove are proud to present this impressive 4 bedroom Detached House in Felton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the gated driveway and detached garage. The council tax band is F.

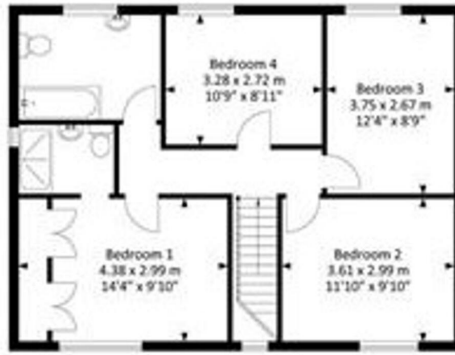
The interior of this well presented property comprises a spacious and open plan fitted kitchen and dining room, living room and a convenient WC on the ground floor. The first floor consists of four bedrooms including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private west-facing rear garden, perfect for enjoying the summer months.

Located in the popular village of Felton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A38 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Approx. Area 1685.8 Sq.Ft - 156.6 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor plan produced by Energy Plus.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)