Eveleighs

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# 27 Churchways, Bristol, BS14 0PL

## £410,000

This well-presented three-bedroom semi-detached home is situated in a quiet cul-de-sac in the popular village of Whitchurch, Bristol. Neutrally decorated throughout, the property offers well-proportioned accommodation with a practical layout ideal for modern family living.

The ground floor features a welcoming sitting room alongside a separate dining room, creating defined spaces for both relaxing and entertaining. The modern kitchen is complemented by a useful utility room, while a ground floor WC adds further convenience. Upstairs, there are three good-sized bedrooms and a family bathroom.

Outside, the south-west facing rear garden is a particular highlight, enjoying an attractive outlook across neighbouring farmland and benefiting from afternoon and evening sunshine – perfect for making the most of the warmer months. There is a double drive to the front plus an additional driveway for 1 further vehicle.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

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## Entrance Porch

## Hallway

## Ground Floor WC

## Sitting Room
14'5" x 11'11" (4.40 x 3.64)

## Dining Room
10'4" x 9'5" (3.17 x 2.88)

## Kitchen
10'8" x 8'9" (3.27 x 2.68)

## Utility Room
12'1" x 6'5" (3.69 x 1.98)

## First Floor Landing

## Bedroom One
13'11" x 10'6" (4.25 x 3.21)

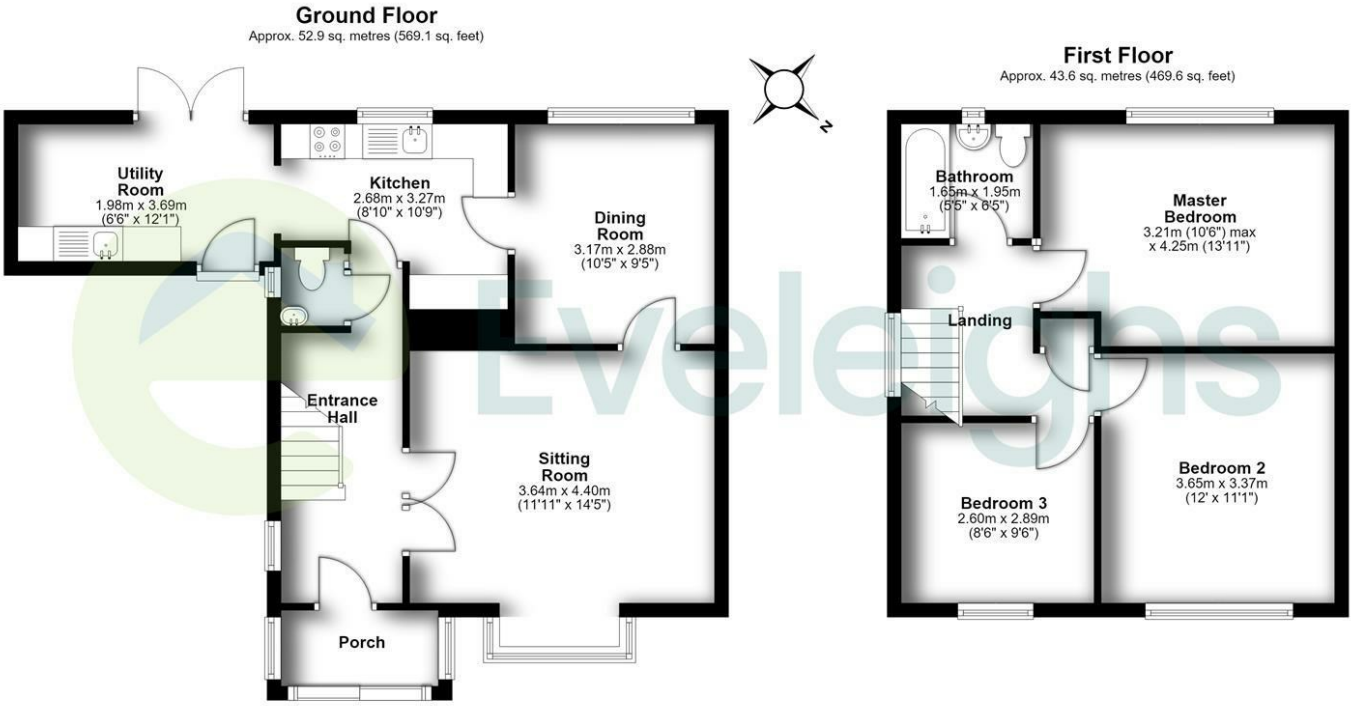
## Bedroom Two
11'11" x 11'0" (3.65 x 3.37)

## Bedroom Three
9'5" x 8'6" (2.89 x 2.60)

## Bathroom
6'4" x 5'4" (1.95 x 1.65)

## Outside

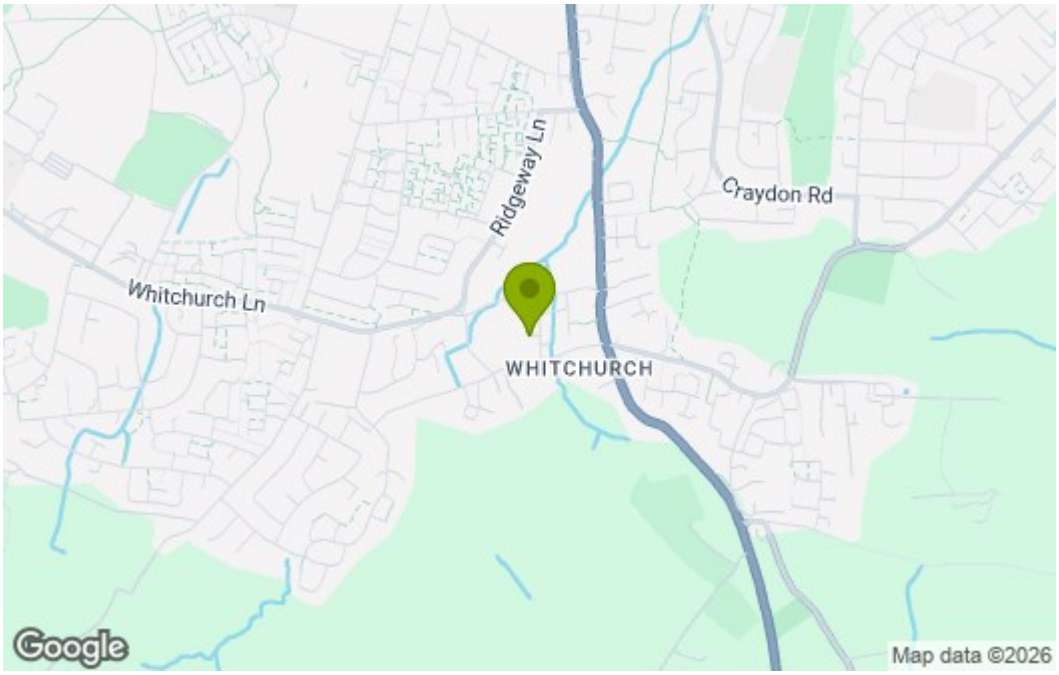
## Floor Plan



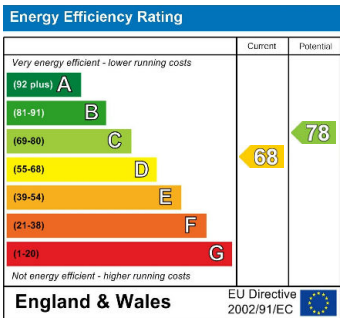

Total area: approx. 96.5 sq. metres (1038.7 sq. feet)

**27 Churchways**

## Area Map




## Energy Efficiency Graph

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