

# DAVIES & WAY

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Pennymead Cattybrook Road Mangotsfield BS16 9NJ



**Spacious residential log cabin with high spec finish currently sited in Shortwood, Pucklechurch.**

**\* Portable residential log cabin measuring 44' x 13' (13.41m x 3.96m) \* High spec finish \*  
Electric heating \* Double glazing \* Ideal for use as full time residence, temporary  
accommodation or holiday home \***



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This property would need to be re sited by new owner, but would be ideal for holiday home with accommodation comprising of 2 bedrooms, 2 en suites, kitchen and lounge, double glazing and electric heating. Total measurements of log cabin 44' x 13' (13.41m x 3.96m).

Fuller details (all measurements are approximate):

**KITCHEN:** 3.35m x 2.49m ( 10' 12" x 8' 2") lino floor covering, skirting, range of fitted kitchen units with laminate work top, stainless steel sink and drainer, integrated oven and hob with extractor hood, space for washing machine or dish washer and double glazed window with side aspect and opening leading into:

**LOUNGE AREA:** 3.33m x 2.63m (10' 11" x 8' 8") carpeted flooring, skirting, wooden clad walls, electric fire mounted on wall and electric heater mounted on wall. Double glazed French doors leading to rear of property and uPVC double glazed window with side aspect.

**BEDROOM TWO:** 2.54m x 2.06m (8' 4" x 6' 9") carpeted flooring, skirting, wall mounted electric heater, overhead built in storage, double glazed window with side aspect and door leading to:

**EN SUITE BATHROOM:** 1.82m x 1.68m (5' 12" x 5' 6") lino floor covering, skirting, wall mounted towel radiator, low level WC, ceramic sink with tiled splash back, bath with electric shower and tiled surround and extractor fan with double glazed window to side aspect.

**BEDROOM ONE:** 3.40m x 2.46m (11' 2" x 8' 1") carpeted flooring, skirting, wall mounted electric heater, integrated storage overhead and integrated wardrobe. Double glazed window with side aspect and door leading to:

**EN SUITE SHOWER ROOM:** 1.96m x 1.21m (6' 5" x 3' 12") lino floor covering, skirting, wooden clad wall, low level WC, ceramic hand basin with tiled splash back, large walk in shower with glazed sliding door and tiled surround, electric shower unit mounted on wall, extractor fan and double glazed window to side aspect.

**HALLWAY:** 3.71m x 0.72m (12' 2" x 2' 4") lino floor covering, skirting, wooden clad walls, wall mounted electric heater, door leading to airing cupboard, kitchen, lounge and bedrooms. Double glazed door and window with side aspect.

**Council Tax:** According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk), the present Council Tax Band for the property is **A**. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

**AGENTS NOTE:** The log cabin is currently situated in a private rear garden and will require land to be relocated to. If you have any enquiries then please contact us on 0117 986 3681.

**VIEWING: BY APPOINTMENT WITH  
DAVIES AND WAY: 0117 986 3681**

**REF UWK1591**





#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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