



5 Dingle View, Sea Mills, Bristol, BS9 2ND

GUIDE PRICE £405,000

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PROPERTY OVERVIEW

Discover this bright and airy semi-detached home in a truly enviable location on the fringes of Coombe Dingle. Ideally positioned near the scenic River Trym with its inviting riverside walks and within easy walking distance of the extensive woodlands found on the Blaise and Kings Weston Estates. This property offers both natural beauty and convenience.

Local amenities abound in Coombe Dingle and Sea Mills, with nearby primary schools, cafes, and a park enhancing everyday living. Excellent transport links via bus and train provide effortless access to and from the city, while the motorway network is easily reached.

Set in a desirable "garden suburb," the property benefits from a generously sized plot that not only allows for expansive outdoor living but also offers significant potential for further extensions, subject to the necessary consents.

Additional benefits include gas central heating, double glazing, and contemporary kitchen and bathroom fittings.

Outside, the home boasts a mature, sunlit west-facing garden complete with a generous patio, dedicated potting areas, and attractive borders. A raised front garden with a railway sleeper edge adds character, while a side drive ensures convenient off-street parking.

Location

Dingle View is a much sought-after road in Coombe Dingle that connects with the Blaise Estate with its wonderful walks and depth of history. There are other areas to explore such as Kingsweston House and Shirehampton Golf Course which forms part of the National Trust and offers lovely walks. In terms of amenities there are shops on Westbury Lane for convenience and the Red Bus Nursery.

There is also easy access to nearby Westbury Village and convenient access to Cribbs Causeway. Local transport and motorway links are extremely good as well as being within easy reach of Sea Mills Train Station that connects with Temple Meads.

KEY DETAILS

- A Bright Semi-Detached Property
- 3 Well Proportioned Bedrooms
- A Spacious Living Room
- Open Plan Kitchen & Dining Area
- Off-Street Parking

Guide Price: £405,000

Tenure: Freehold

Council Tax Band: A

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

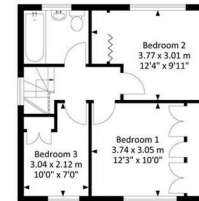
Viewing: By appointment only



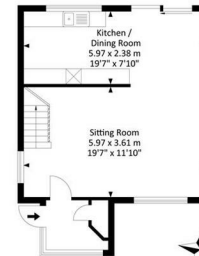
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Approx. Area 821.50 Sq.Ft - 76.30 Sq.M



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.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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