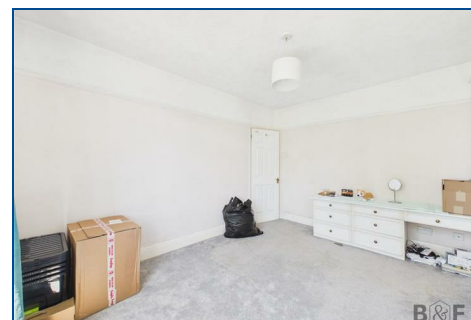
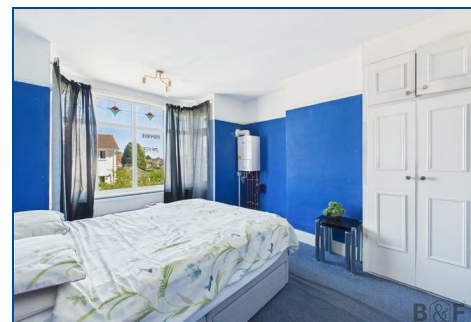
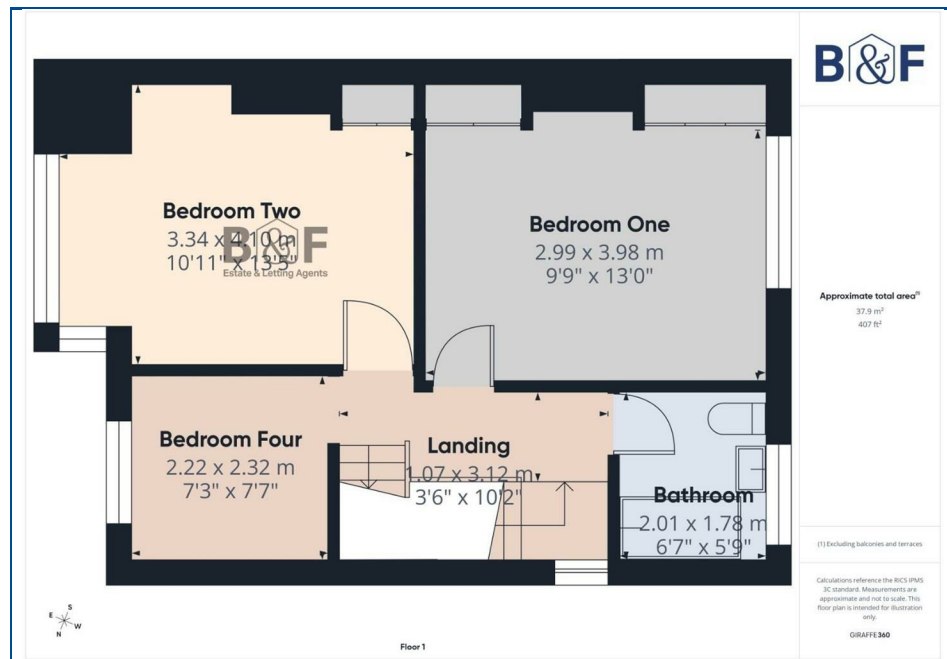
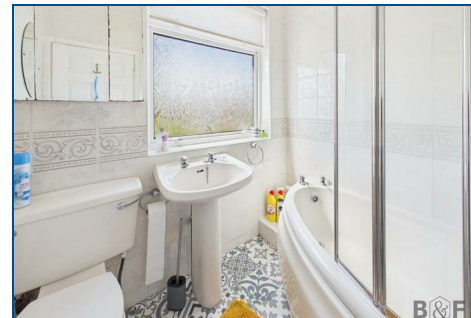
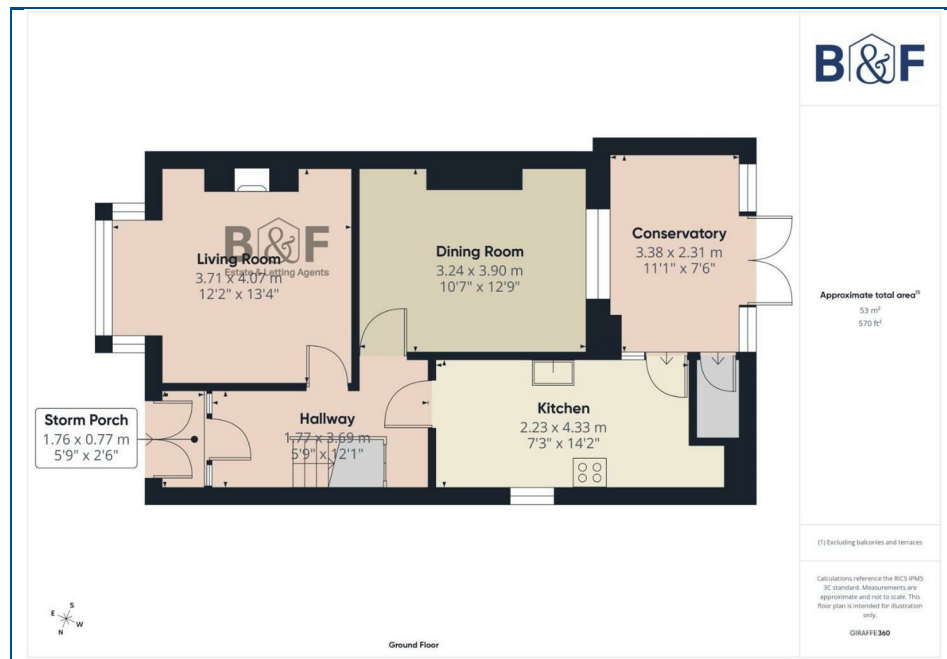
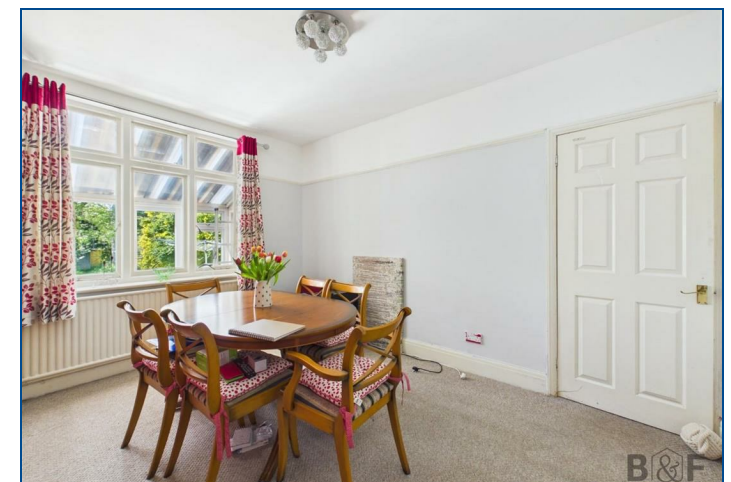


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Four Bedrooms and Dressing Room
- Two Reception Rooms
- Conservatory
- Garage
- Gas Central Heating
- Kitchen
- Large Garden
- Double Glazing
- Popular Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	77
EU Directive 2002/91/EC			



#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

**38 Seymour Road, Staple Hill, Bristol, BS16 4TF**  
**Asking Price £415,000**



- Storm Porch 5'9 x 2'6
- Hallway 5'9 x 12'1
- Living Room 12'2 x 13'4
- Dining Room 10'7 x 12'9
- Kitchen/Breakfast Room 7'3 x 14'3
- Conservatory
- Cloakroom
- Landing 3'6 x 10'2
- Stairs leading to second floor
- Bedroom One 10'11 x 13'5
- Bedroom Two 9'9 x 13
- Bedroom Three 6 x 19'4
- Bathroom 6'7 x 5'9
- Bedroom Four 7'3 x 7'7
- Dressing Room 5'2 x 10'3
- Shower Room 2'4 x 6'11
- Outside
- Front Garden
- Rear Garden
- Garage
- Hardstanding to the side of the garage.

Offered for sale is this deceptively spacious four bedroom end of terrace home that offers versatile living accommodation, perfectly suited to the larger family. The ground floor comprises storm porch, hallway, two reception rooms, kitchen/breakfast room, conservatory and cloakroom with three bedrooms and family bathroom to the first floor, and further bedroom, dressing room and shower room to the second floor. Outside, the property has a large mature rear garden, with garage and hardstanding offering off-street parking. The house is conveniently located just a short walk from Staple Hill High Street, Page Park. The Bristol to Bath Cycle Path and the ring road are a short commute away. This property is ideally positioned close to local schools, shops, and excellent transport links into central Bristol and surrounding areas, making it a sought after area for families and professionals alike. Council Tax Band B. Energy Rating D.

**\*\* PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR \*\***

