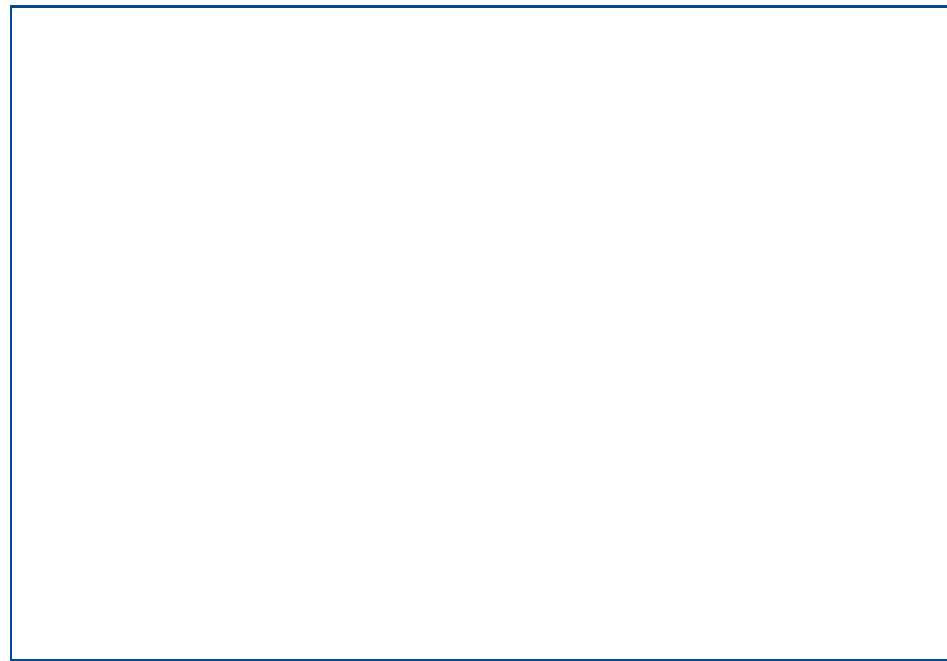
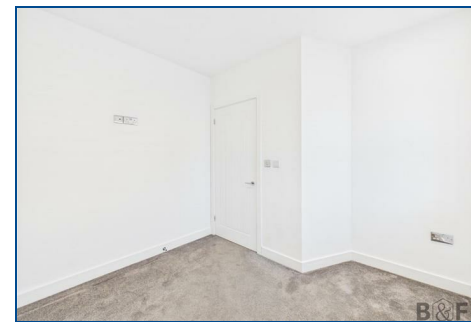
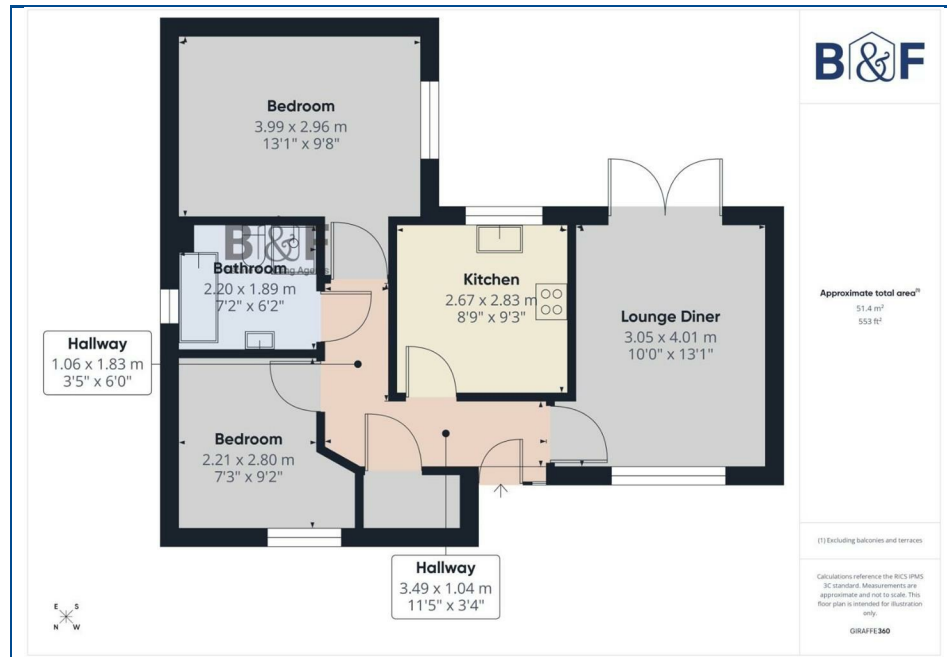


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Recently Built
- Detached Bungalow
- Stylish Kitchen
- Two Bedrooms
- Further Parking
- Advantage Warranty
- Lounge onto Garden
- Four Piece Bathroom
- Ample Parking
- Under Floor Heating

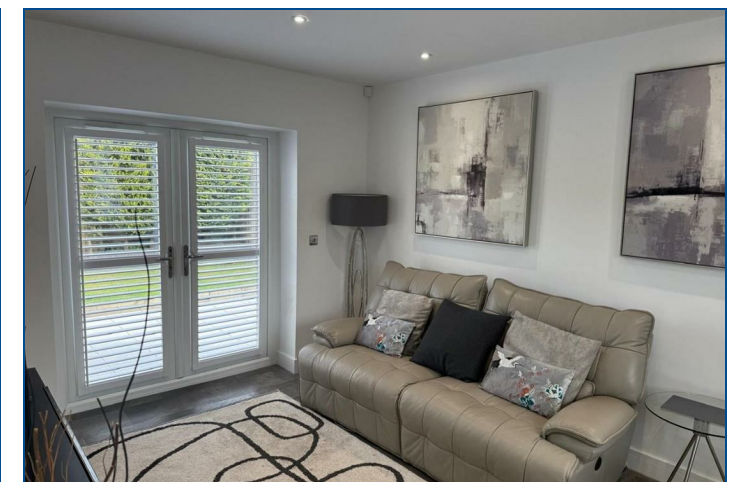
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	79
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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.



8 Oaklands Close, Mangotsfield, Bristol, BS16 9EL
£425,000



- Hallway
- Lounge Diner
- Kitchen
- Bedroom One
- Bedroom Two
- Bathroom
- Outside
- Wrap around Landscaped Gardens
- Ample Off-Street parking

Offered for sale with no onward chain, an exciting and unique opportunity to purchase this recently constructed two bedroom detached bungalow that is built to a high standard and simply ready to move in to. The bungalow is finished to a high level and is very energy efficient, having the latest up to date technology, including an air source heat pump with warranty, under floor heating, modern electric car charging system, fully alarmed with a CCTV camera system that can be operated from a mobile phone, double glazing, and insulation. The property has the remainder of a 10 year Advantage construction warranty. This property offers flexible accommodation including entrance hall, lounge, stylish fitted kitchen, two bedrooms and bathroom. Outside there is a beautiful landscaped, wrap around garden with ample off-street parking to the front, with additional parking for a caravan or camper to the rear. This unique bungalow is tucked away in this quiet back water, in the heart of Mangotsfield village, close to shops, bus routes, and Rodway Common. There is just a short commute to the ring road and motorway network. This eco, energy efficient bungalow is sure to appeal to young and old alike. Energy Rating C. Council Tax C.

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

