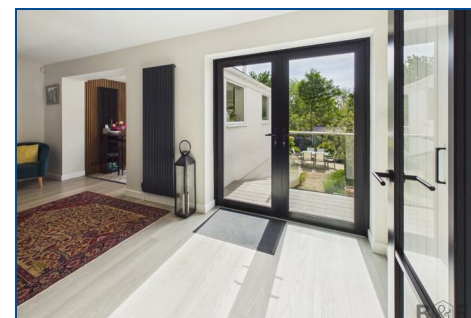
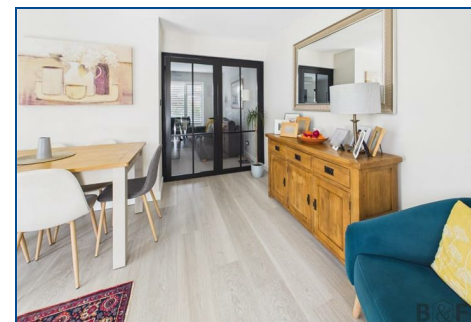
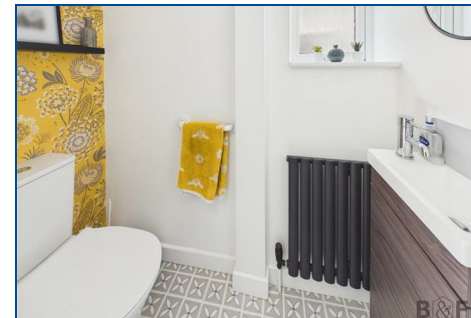
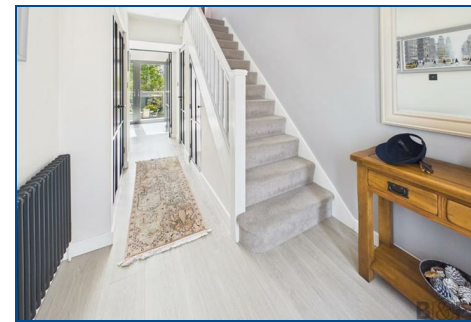
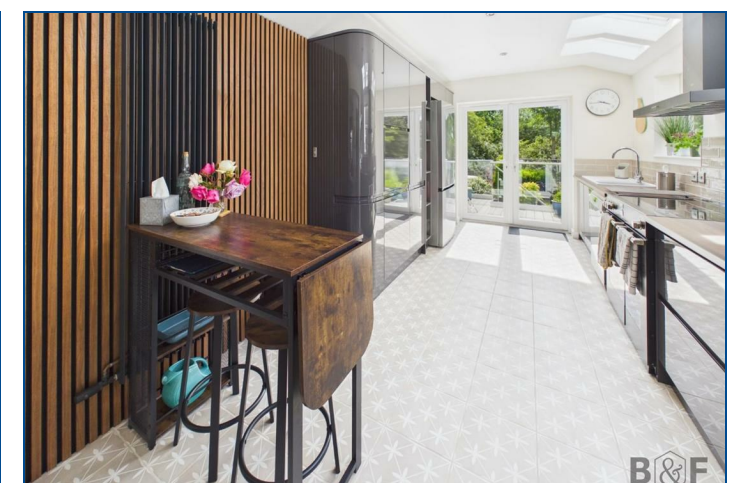
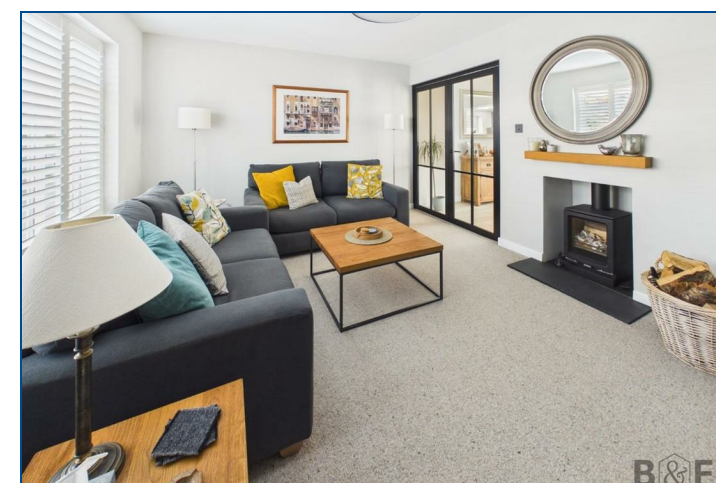
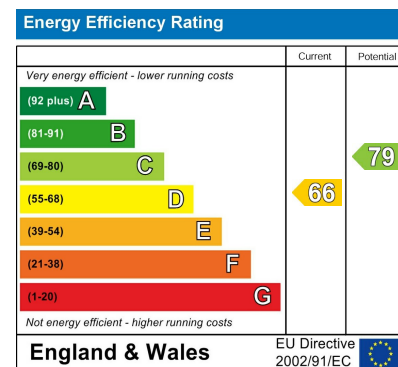


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



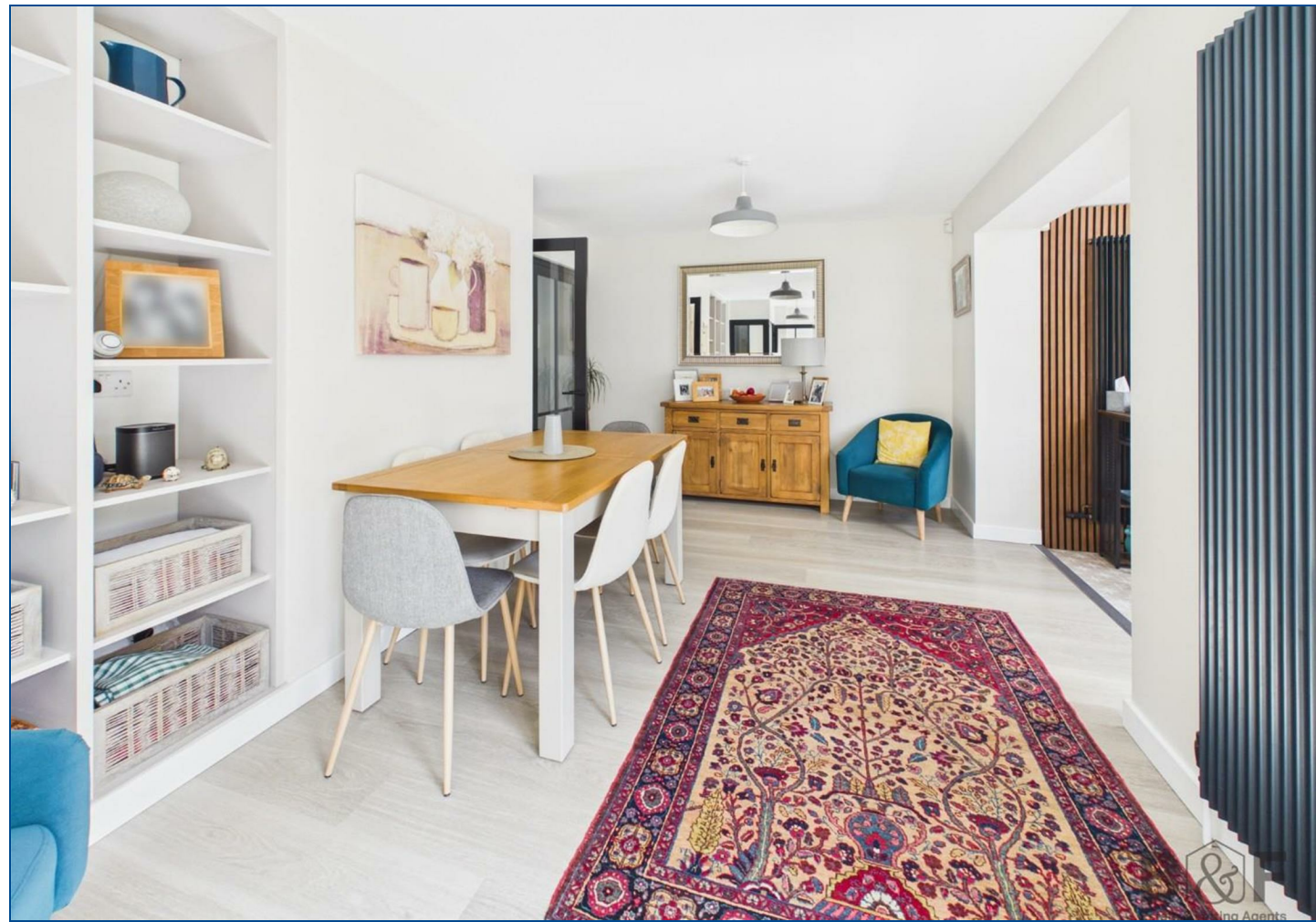
- Stunning Semi-Detached House
- Living Room with Wood Burner
- Cloakroom
- Bathroom
- Detached Garage
- Extended Fitted Kitchen
- Sitting/Dining Room
- Three Generous Bedrooms
- Landscaped Garden Backing onto Woodland
- Sought After Location



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.

**27 Charnhill Crescent, Mangotsfield, Bristol, BS16 9JU**  
**£515,000**



- Hallway
- Cloakroom
- Living Room
- Dining Room/Sitting Room
- Extended Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Outside
- Enclosed Front Garden
- Off-Street Parking For Several Cars
- Detached Garage
- Enclosed Rear Garden
- Summer House
- Shed

We are delighted to offer for sale this truly fabulous three bedroom semi-detached house with ample off-street parking, detached garage and fully enclosed landscaped garden. The property has been refurbished in recent years to a very high standard. The accommodation comprises hallway, cloakroom, living room with log burner, dining room/sitting room, extended fitted kitchen to the ground floor with three generous bedrooms and family bathroom to the first floor. Outside, the front garden is laid to block paving offering ample off street parking. There is universal electric car charger and detached garage with electric roller door. The rear garden is west facing, fully enclosed and beautifully landscaped, offering low maintenance, extremely well finished and benefits from an outbuilding/summerhouse and fantastic outlook backing onto woodland. The Charnhill development remains one of the most sought after locations, popular with families due to the proximity of the local schools, Page Park and Rodway Common can all be found within one mile of the property, whilst the Bristol to Bath Cycle path runs alongside the development. This particular property is perfectly placed with peaceful woodland to the rear. Stunning can be an over used word but it does not do this property justice. We fully recommend an early viewing. Energy Rating D. Council Tax D.

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

