Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

DW SMITH EST 1999

Hallway

WC
5'7" x 2'9" (1.72m x 0.86m)

Kitchen
14'4" x 7'11" (4.39m x 2.43m)

Living Room
15'5" x 10'11" (4.72m x 3.33m)

Landing

Bedroom
9'5" x 7'9" (2.89m x 2.37m)

Bathroom
7'2" x 6'10" (2.20m x 2.09m)

Landing

Bedroom
16'0" x 10'11" (4.89m x 3.35m)

- Three bedroom
- Lounge/dining room
- Modern fitted kitchen
- Family bathroom and WC
- Juliet balcony
- Well maintained rear garden
- Variety of fruit trees and plants
- Off street parking

9 Paignton Square, Knowle, Bristol, BS4 1EW
£360,000 Freehold

DW SMITH EST 1999

PROPERTY TYPE House

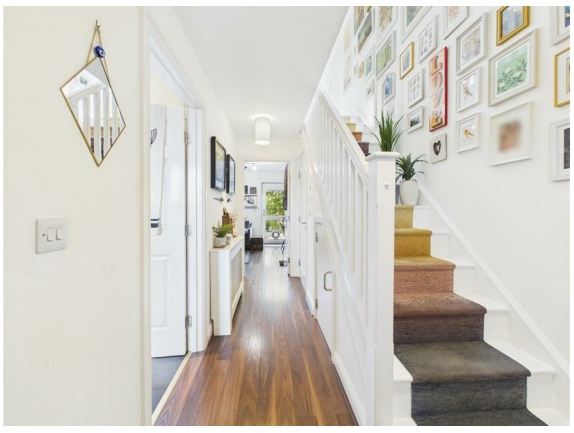
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING B

COUNCIL TAX BAND B



A beautifully presented modern style home with a sense of style and character.

Entrance hallway, lounge/dining room, modern kitchen and downstairs WC.

At the first floor are two bedrooms and a family bathroom. At the second floor is a flexible master bedroom suite with bedroom area, dressing/study area. The bedroom has a lovely bright and airy aspect and Juliet balcony.

The property boasts a surprisingly spacious rear garden for a modern home, lovingly maintained and featuring a patio and seating area, along with a variety of fruit trees and plants, including apple trees and grapevines. The property benefits from off street parking directly to the front.

the location

Set in the ever popular location of Knowle offering easy access to local shops, amenities and schools. With green space literally on your door step, Bristol Temple Meads, Temple Quay and Cabot Circus are all within easy striking distance.

what the owners will miss

For 10 years we have enjoyed the friendship of amazing neighbours, and have created an oasis garden of mature fruit trees and vegetables. Walking into the city centre takes just 30 minutes through the beautiful Victoria Park, and with a chippy and Tesco within 5 minutes walk we've never been left wanting - along with a true Bristol luxury, our own driveway! The light and space in this house is so beautiful, and the recent loft conversion gives an incredible view of the balloon fiesta, new years fireworks, and most recently the eclipse! We're sure that it will bring as much joy to its next occupants as it has to us.

just a thought...

If you haven't considered a modern home before, this could be the one. Offering the benefits of a modern house with a huge amount of character. Decorated to a high standard. Lovely garden and parking. All offered at an extremely competitive price point. Viewing Recommended!