

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.

Hallway	12'4" x 12'2" (3.77m x 3.71m)
Living Room	18'5" x 11'10" (5.62m x 3.62m)
Kitchen/Dining Area	8'0" x 6'7" (2.46m x 2.03m)
Sitting Area	6'9" x 6'8" (2.07m x 2.05m)
WC/Utility	9'10" x 7'3" (3.01m x 2.21m)
Landing	11'9" x 10'4" (3.59m x 3.16m)
Bedroom	10'4" x 10'0" (3.17m x 3.06m)
Bedroom	8'1" x 7'10" (2.47m x 2.41m)
Bedroom	12'11" x 6'9" (3.95m x 2.07m)
Bedroom	7'2" x 6'11" (2.19m x 2.12m)
Bathroom	7'10" x 5'5" (2.39m x 1.66m)

Approximate total area	1145 ft ² 106.5 m ²
Reduced headroom	1 ft ² 0.1 m ²
(1) Excluding balconies and terraces.	
Reduced headroom	Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
GIRAFFE360	



- Extended five-bedroom semi-detached property
- Bespoke fitted kitchen with central island
- Utility room and ground floor WC
- Driveway providing off-road parking for several vehicles
- Garage and enclosed rear garden
- Situated in a popular rural location
- Gas central heating
- Viewing advised

PROPERTY TYPE House - Semi-Detached

BEDROOMS 5

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND D



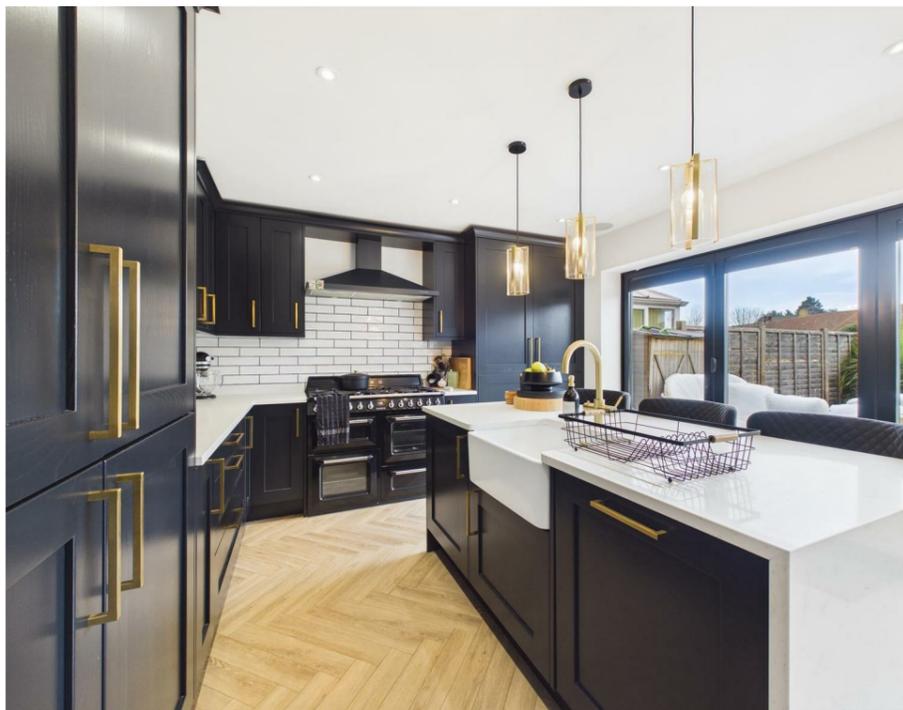
An extended five bedroom semi detached property having been extensively refurbished and presented to a high standard by its present owners.

The accommodation comprises an entrance hallway, lounge, a bespoke fitted kitchen with island and a separate sitting area leading through utility/WC.

To the first floor are five generous bedrooms and a modern fitted bathroom.

Outside, the property stands in a larger than average plot with a driveway providing parking for several vehicles and a garage.

The rear provides an enclosed garden with a great seating area for entertaining.



the location

Well located home set close to the local amenities of Oldland Common. Longwell Green, and the more extensive facilities at Gallagher retail park, including its range of national shops, retailers, gym, cinema complex and swimming pool are also nearby. Set close to pleasant green walks. Bristol 5.5 miles Bath 7.2 miles

what the owners will miss

"We will really miss the balance this home has offered us, nestled perfectly between Bristol and Bath, with easy access to the beautiful countryside, scenic walks, and having the cycle track right on our doorstep. It has everything from local amenities to schools within walking distance, not to mention the best fish and chip shop in Bristol! Most of all, we'll miss the kitchen/garden space, which has been at the heart of our home and so many special moments— hosting friends and family, enjoying long summer evenings, and creating memories we'll always cherish."



just a thought...

Situated in the popular rural location with good local amenities and sought after local school full, a prompt viewing is highly recommended.