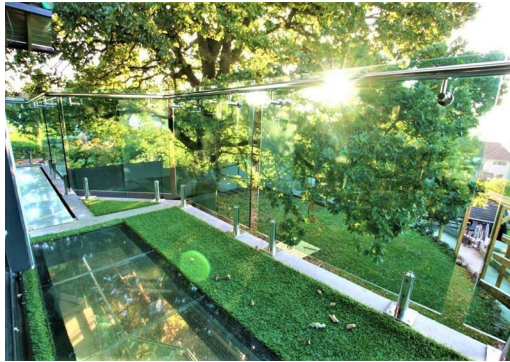




61 ARBUTUS DRIVE,
BRISTOL, BS9 2PW

GOODMAN
& LILLEY







61 ARBUTUS DRIVE

BRISTOL BS9 2PW

GUIDE PRICE
£1,250,000

A unique and very exciting opportunity to acquire this stunning detached property with extremely high specification situated in the leafy environs of BS9 Coombe Dingle.

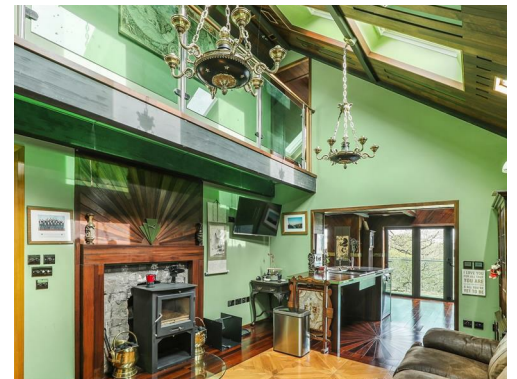
Masterfully engineered with a high quality and imaginative finish this stunning home will be sure to impress you. Built in 2020 originally as one large 6 bedroom, 5 bathroom family home, the property has more recently been loosely split into two sizable 3 bedroom apartments and offers so many possibilities such as one large family residence, multi generational living or excellent income potential with long term lets or huge HMO potential.

Location

Coombe Dingle lies to the north west of Bristol and is considered to be semi-rural being on the cusp of the town and country. There are meandering walks and bridle paths through the adjacent Kings Weston estate and shops within proximity including those in Westbury-on-Trym and Henleaze, which includes a Waitrose. There are a wide variety of schools, state and independent, available from Stoke Bishop, Westbury, Henleaze and more particularly Clifton for the latter which is approximately 4.7 miles away. For sporting endeavours, there are health and leisure clubs and golf courses. For the commuter, the A4018 provides a direct link to not only the motorway networks, M4 and M5, but also Bristol's commercial centre.

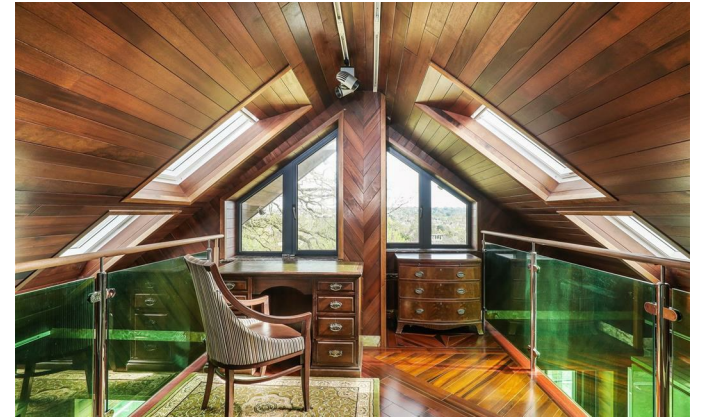
Potential Rental Income

Please contact Goodman & Lilley regarding more detail on the superb potential rental income on this property or for any further information required.



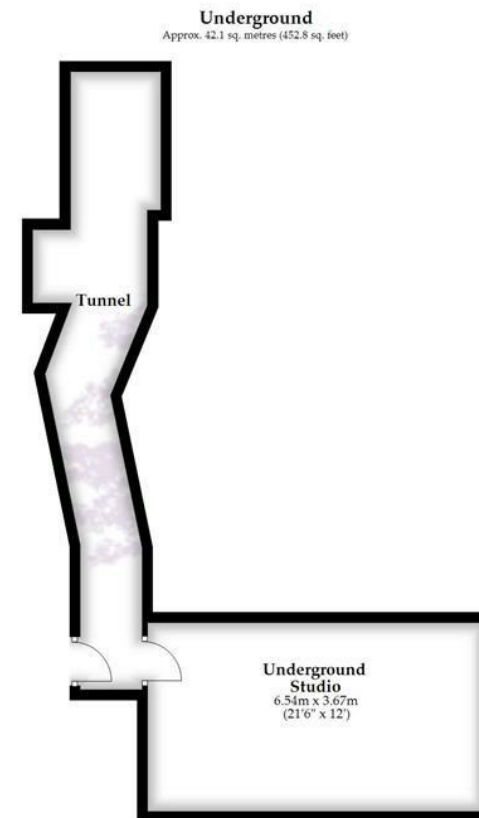
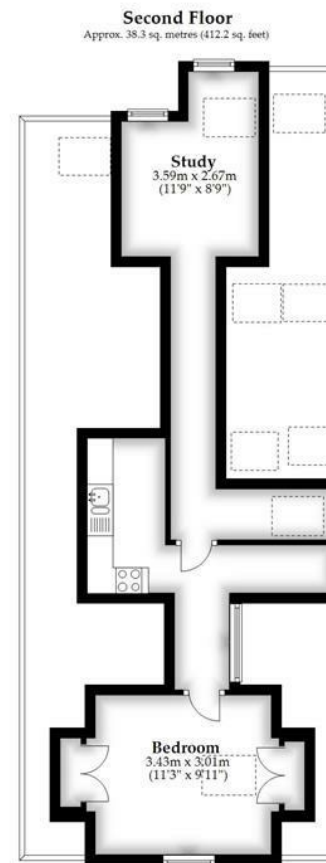
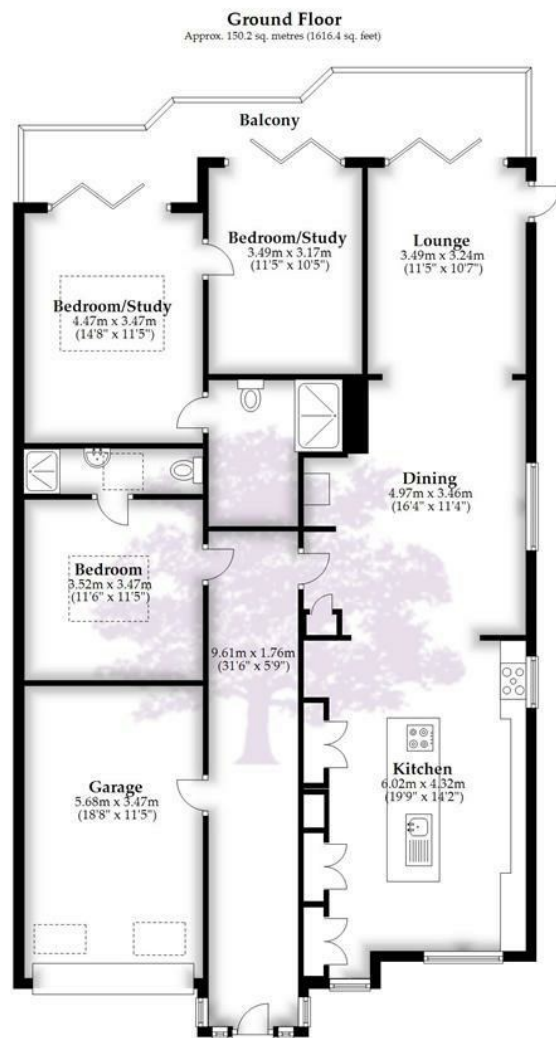
- High Specification Detached Property
- Large Living Areas & FIVE Bathrooms
- Off Street Parking
- Over 3,400 Sq Ft Of Accommodation
- Possible Underground Studio / Recording studio
- No Onward Chain
- 6 Bedroom Family Home Loosely Arranged Currently As Two 3 Bedroom Apartments
- Good Sized Rear Gardens





GOODMAN
& LILLEY





Total area: approx. 319.1 sq. metres (3434.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



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