



**Coombe Dingle - Asking price £600,000**

**3 bed semi-detached house  
39 Arbutus Drive, BS9 2PW**



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Positioned within the fabulous Bristol suburb of Coombe Dingle, an area surrounded by natural beauty, is this beautifully presented semi-detached family home. Arbutus Drive is located just a few hundred yards from the wonderful woods and parkland's of both the Kingweston & Blaise Castle Estates, local shops and bus routes are just 150 yards away.

The accommodation consists of large and spacious entrance hall, downstairs wc, open plan lounge/diner & kitchen with remote control velux window. The first floor consists three bedrooms & family bath/shower room. The rear bedroom benefits from a elevated far reaching southerly view.

Externally there is off road parking to the front, side access, a stunning rear south easterly facing garden and a garage that has been converted into a summerhouse which could be used as a home office which leads out onto a built in Hot tub which will be included in the sale

Material Information - EPC D, Council tax band D, Freehold



### Westbury on Trym Office

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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. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.