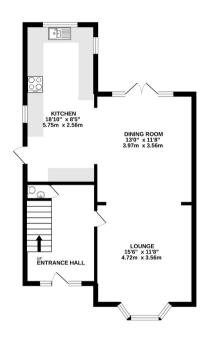
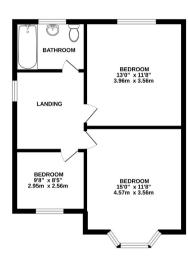


GROUND FLOOR 1ST FLOOR





Measurements are approximate. Not to scale, Illustrative purposes









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



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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.