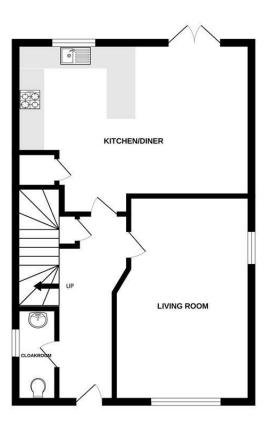


GROUND FLOOR 497 sq.ft. (46.2 sq.m.) approx. 1ST FLOOR





### TOTAL FLOOR AREA: 994 sq.ft. (92.4 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, orons and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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**CHARTERED SURVEYORS • ESTATE AGENTS** 

1 High Street, Keynsham, Bristol, BS31 1DP Tel: 0117 9863681 email: keynsham@daviesandway.com

7 Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF



# £425,000

A modern four bedroom detached home situated in a quiet new development benefiting from a landscaped rear garden.

Detached - Living room - Kitchen/Dining room - Four bedrooms - En
suite - Bathroom - Landscaped garden - Driveway - Garage





# 7 Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF

This modern four bedroom detached home is situated within a BATHROOM 2.1m x 1.6m (6'10" x 5'2") popular new development in Whitchurch village close by to local amenities.

Internally the ground floor comprises of a welcoming entrance radiator. hall which provides access to a spacious and light living room, a contemporary kitchen diner with French doors leading to the rear garden and a useful WC. To the first floor four well proportioned bedrooms are found with the main bedroom benefiting from an en suite shower room whilst the others are serviced by a family bathroom.

Externally the front of the property benefits from a driveway adjacent to the house which also provides access to a garage whilst the rear garden has been landscaped with the ease of maintenance in mind with laid to artificial grass and a patio area ideal al fresco dining.

### **INTERIOR**

#### **GROUND FLOOR**

# ENTRANCE HALLWAY 4.4m x 1.1m (14'5" x 3'7")

Access to ground floor rooms, stairs to first floor with storage cupboard underneath, tiled flooring, radiator and power points.

### LIVING ROOM 4.8m x 3.2m (15'8" x 10'5")

UPVC double glazed window to front aspect, tiled flooring, radiator and power points.

## KITCHEN/DINING ROOM 5.5m x 4.1m (18'0" x 13'5")

UPVC double glazed window to rear aspect, French doors providing direct access to rear garden, range of matching high gloss wall and base units with integrated appliances inclusive of a dishwasher, fridge freezer, electric oven and a gas hob with extractor over. Mirrored splashback, sink with mixer tap over, a storage cupboard housing gas combi boiler, tiled flooring, radiator and power points.

### WC 2.1m x 0.8m (6'10" x 2'7")

UPVC double glazed obscured window to side aspect, wash hand basin with mixer tap over, low level WC, tiled flooring and a radiator.

# FIRST FLOOR

# LANDING 3.9m x 0.9m (12'9" x 2'11")

Access to all first floor rooms, access to loft via a hatch, radiator and power points.

# BEDROOM ONE 4.2m x 2.7m (13'9" x 8'10")

UPVC double glazed window to front aspect, access to en suite, radiator and power points.

# EN SUITE 2.1m x 1.8m (6'10" x 5'10")

UPVC double glazed obscured window to side aspect, walk in electric shower, wash hand basin with mixer tap over, low level WC, tiled splash backs to wet areas, radiator and electric shaving points.

# BEDROOM TWO 2.9m x 2.8m (9'6" x 9'2")

UPVC double glazed window to front aspect, radiator and power points.

# BEDROOM THREE 2.6m x 2.1m (8'6" x 6'10")

UPVC double glazed window to front aspect, radiator and power points.

### BEDROOM FOUR 2.6m x 1.9m (8'6" x 6'2")

UPVC double glazed window to rear aspect, radiator and power points.

UPVC double glazed obscured window to side aspect, bath with taps over and tiled splashbacks surrounding, a wash hand basin with mixer tap over, low level WC, tiled flooring and a

### **EXTERIOR**

# FRONT OF PROPERTY

Well established plants and shrubbery, tarmac driveway adjacent too house with access to the garage.

Mainly laid to artificial grass with patio area for outdoor dining, fenced boundary to rear, walled boundary to side, door access to garage, outside tap and power points.

#### GARAGE 4.6m x 2.9m (15'1" x 9'6")

Up and over garage door accessed via driveway. UPVC door to access garden, power points. Storage cupboard to the rear covering full width of garage, measuring 1.6m in length.

This property is freehold. There is a management charge of £262.54 per annum.

#### **AGENT NOTE**

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

https://checker.ofcom.org.uk/

Flood Risk Checker

https://www.gov.uk/request-flooding-history

Coal Mining and Conservation Areas

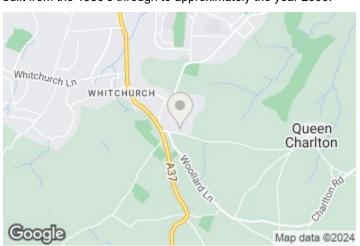
https://www.gov.uk/guidance/using-coal-mining-

information#coal-authority-interactive-map-viewer

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

https://www.bristol.gov.uk/residents/planning-and-buildingregulations/conservation-listed-buildings-and-the-historicenvironment/conservation-areas

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.



















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