

HUNTERS[®]

HERE TO GET *you* THERE



Trident Close

Downend, Bristol, BS16 6TS

£450,000



Council Tax: E



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this detached dormer style bungalow located within a quiet cul-de-sac in Downend.

The property offers versatile living accommodation displayed over 2 floors, comprising to the ground floor: entrance hallway, 24ft lounge/diner, kitchen, bedroom 3 and bathroom. To the first floor can be found 2 double bedrooms, the master of which has an en-suite shower room.

Externally there is a good size low maintenance level garden, front garden, driveway providing ample off street parking that leads up to a single garage with electric door.

The amenities of both Downend and Emersons Green are only a short distance away and include a wide array of independent shops and supermarkets, restaurants, cafes, doctors' surgeries and dentists, whilst also being within easy reach of many popular schools.

The property is conveniently positioned for access onto the ring road, for major commuting routes and for the Bristol cycle path.

ENTRANCE HALLWAY

UPVC double glazed window to front, stairs rising to first floor accommodation, doors leading to lounge/diner, bedroom 3 and bathroom.

BEDROOM THREE

13'6" x 7'8" (4.11m x 2.34m)

UPVC double glazed window to side, coved ceiling, radiator.

BATHROOM

Opaque UPVC double glazed window to front, panelled bath with mains controlled shower over,

vanity unit with wash hand basin inset, low level W.C, part tiled walls, radiator.

LOUNGE/DINER

24'9" x 12'9" (7.54m x 3.89m)

Dual aspect UPVC double glazed windows to front and rear, coved ceiling, feature stone fireplace with tile hearth and wood mantel, electric fire inset, 2 double radiators, door to kitchen.

KITCHEN

16'7" x 8'10" (5.05m x 2.69m)

UPVC double glazed windows to rear and side, range of fitted wall and base units, laminate work top, 1 1/2 stainless steel sink bowl unit, tiled splash backs, space for cooker with electric cooker point, space for fridge freezer, space and plumbing for washing machine, double radiator, under stair storage cupboard, built in larder cupboard, UPVC double glazed door leading out to side of property,

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to rear, loft hatch, 2 built in cupboards, doors leading to bedrooms,

BEDROOM ONE

16'4" (max) x 10'10" (max) (4.98m (max) x 3.30m (max))

UPVC double glazed window to front, double radiator, door to en-suite.

EN-SUITE

Tiled shower enclosure with glass door, housing Triton shower system, low level W.C, wall hung wash hand basin, halogen downlights.

BEDROOM TWO

16'4" (12'7") (4.98m (3.66m'2.13m))

UPVC double glazed window to front, double radiator.

OUTSIDE:

REAR GARDEN

A low maintenance garden which is predominately laid to shingle, patio with matching pathways, water tap, plant and shrub borders, brick built shed to back of garden, timber framed shed, raised plant bed, security light, side gated access, enclosed by boundary fencing,

FRONT GARDEN

Laid to stone chippings, plant and shrub borders, paved pathway to entrance, enclosed by boundary wall and fence.

DRIVEWAY

Tarmac driveway running from front and down side of property, providing off street parking for several vehicles, leading up to garage.

GARAGE

Single garage with electric roller shutter door entry, power and light.



Road Map



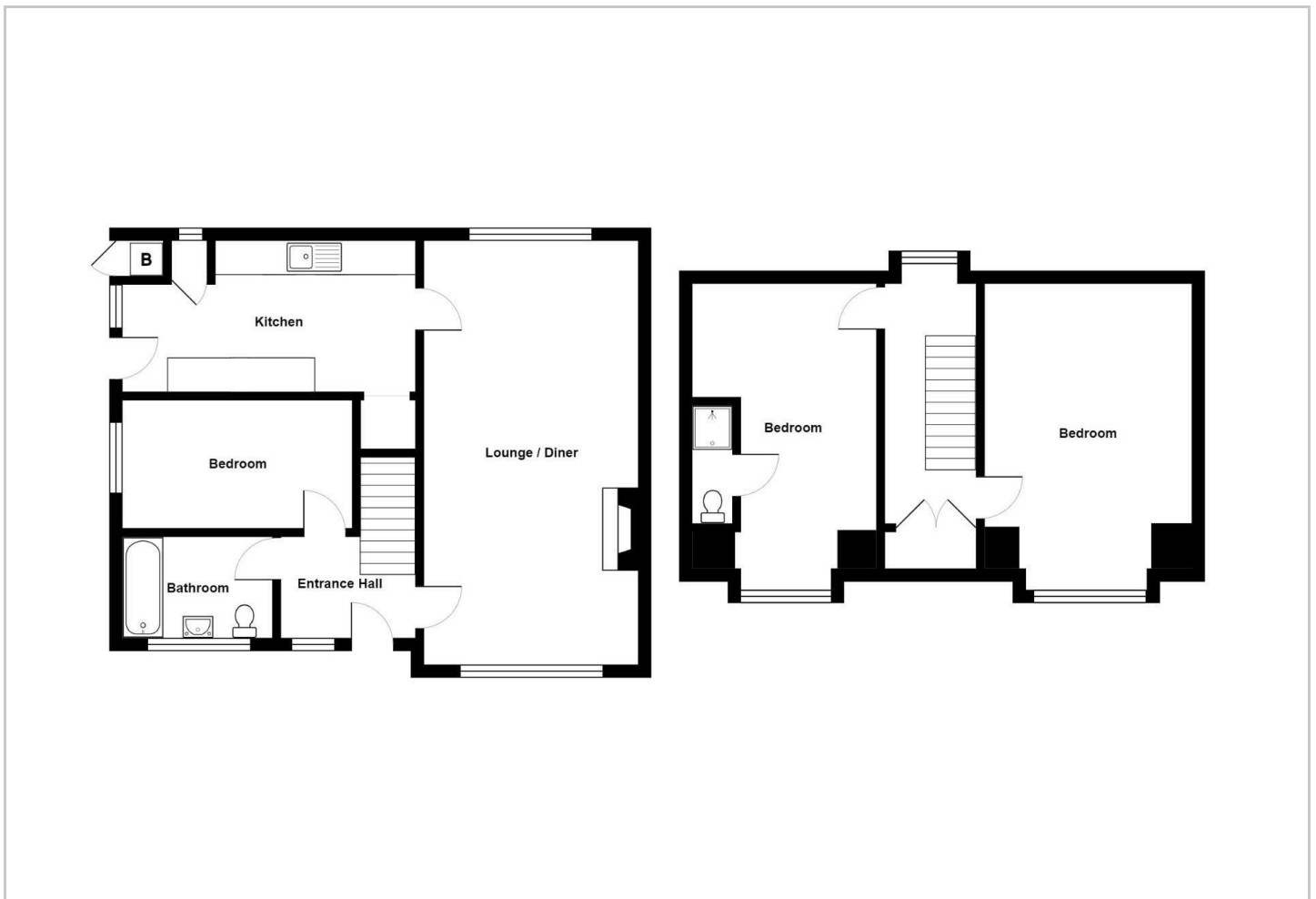
Hybrid Map



Terrain Map



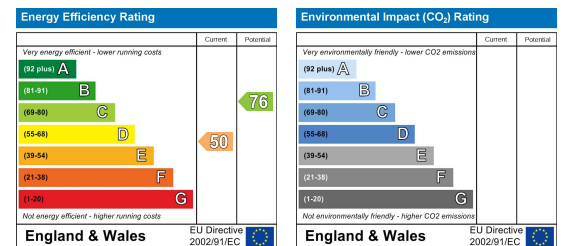
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.