

HUNTERS®

HERE TO GET *you* THERE



Heath Court

Downend, Bristol, BS16 6HG

£415,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this detached bungalow which occupies a quiet secluded cul-de-sac position in the popular area of Bromley Heath.

The property is conveniently positioned for access onto the Avon ring road and for major commuting routes, as well as being situated within easy reach of the amenities of Downend.

These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The bungalow offers spacious accommodation which comprises; entrance hall, a bay fronted lounge with a cast iron wood burner, a kitchen/diner, two double sized bedrooms and a bathroom.

The kitchen is fitted with a modern range of base units and has a Range style oven with five ring gas hob and a Smeg fridge freezer.

The property has an abundance of storage in a rear lobby which leads into the rear garden. The lobby area has a large larder a utility cupboard with plumbing for a washing machine, cupboard and access into the garage.

Externally to the rear of the property is a garden that measures approximately 100ft in length and has a large wooden decking which leads onto an area which is mainly laid to lawn.

To the front of the property there is a small area which is laid to loose chippings and a driveway located in front of the garage which provides one off street parking space.

Additional benefits include; gas central heating which is supplied by a modern Vaillant boiler and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a half opaque uPVC double glazed door leading into an entrance porch.

ENTRANCE PORCH

Terracotta floor tiles, opaque glazed panelled wooden door leading into entrance hall.

ENTRANCE HALL

Picture rail, double fronted low level cupboard housing gas meter and consumer unit, storage cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, radiator, laminate flooring, doors leading into all rooms.

LOUNGE

17'0" (into bay) x 13'0" (5.18m (into bay) x 3.96m)
uPVC double glazed bay window to front, picture rail, cast iron wood burner, radiator, laminate flooring.

KITCHEN/DINER

14'9" x 8'1" (4.50m x 2.46m)
uPVC double glazed window to rear, Belfast sink with chrome mixer tap, range of modern wooden base units with a wooden worksurface, Range style electric oven with five ring gas hob, Smeg fridge freezer, radiator, laminate flooring, opaque glazed panelled wooden door leading into rear lobby.

BEDROOM ONE

14'7" x 12'0" (4.45m x 3.66m)
uPVC double glazed bay window to front, picture rail, radiator.

BEDROOM TWO

12'1" x 10'2" (3.68m x 3.10m)

uPVC double glazed window to rear, picture rail, radiator.

BATHROOM

6'2" x 5'6" (1.88m x 1.68m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. circular wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap with over bath shower, original tiled splash backs, radiator.

REAR LOBBY

Half opaque uPVC double glazed door leading into rear garden, terracotta tiled floor, doors leading into a large larder, storage cupboard, utility cupboard with washing machine and garage.

GARAGE

18'4" x 8'2" (5.59m x 2.49m)

Double wooden barn style doors, window to side, lighting.

OUTSIDE

FRONT

An area laid mainly to loose chippings, outside lighting, path leading to main entrance and pedestrian access leading into rear garden.

OFF STREET PARKING

Driveway located in front of the garage providing one off street parking space.

REAR GARDEN

Approximately 100ft in length, large wooden decking leading to an area which is mainly laid to lawn with a variety of established trees and herbaceous borders, security lighting, water tap, garden surrounded by a boundary wall and wooden fencing.



Road Map



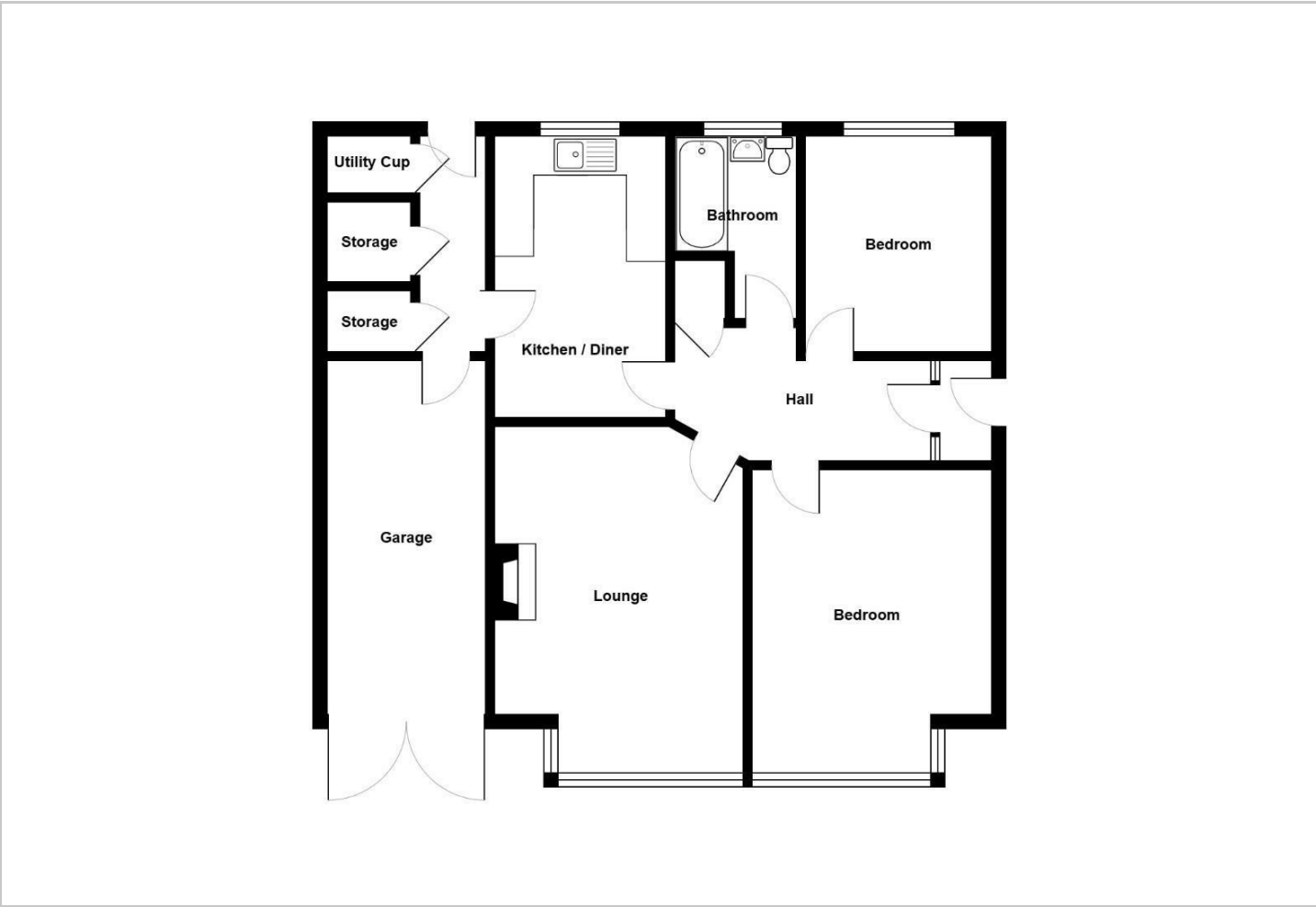
Hybrid Map



Terrain Map



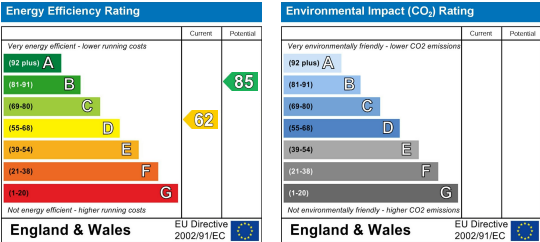
Floor Plan



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.