

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Entry 2.7" x 6.4" (0.80 x 1.94)
- Hallway 6.7" x 6.0" (2.03 x 1.84)
- Reception room 7.10" x 9.9" (2.40 x 2.99)
- Lounge 15.5" x 16.1" (4.70 x 4.91)
- Reception room 7.4" x 13.7" (2.25 x 4.16)
- Kitchen 7.4" x 14.0" (2.24 x 4.29)
- Dining area 8.2" x 7.6" (2.49 x 2.29)
- Inner hallway 4.4" x 2.11" (1.33 x 0.91)
- Cloakroom 4.10" x 2.10" (1.48 x 0.87)
- Landing 11.5" x 2.11" (3.50 x 0.91)
- Bedroom 12.7" x 7.7" (3.86 x 2.33)
- Bedroom 10.11" x 9.5" (3.33 x 2.88)
- Bedroom 10.8" x 8.8" (3.27 x 2.65)
- Bedroom 8.5" x 7.6" (2.59 x 2.29)
- Bathroom 6.7" x 6.1" (2.01 x 1.86)
- En-suite 4.10" x 7.1" (1.49 x 2.17)

<p>GIRAFFE360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>☐ Reduced bedroom</p> <p>(1) Excluding balconies and terraces.</p>	<p>Approximate total area 1240.08 ft<sup>2</sup> 115.21 m<sup>2</sup></p> <p>Reduced bedroom 9.4 ft<sup>2</sup> 0.87 m<sup>2</sup></p>
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- Beautifully presented
- Detached family home
- Three reception rooms
- Kitchen/dining room
- Cloakroom
- Four bedrooms
- Bathroom and en-suite
- Driveway and garage
- Enclosed landscaped garden

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 3

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



Beautifully presented to a high standard is this four bedroom extended detached family home situated in a pleasant cul-de-sac location. With accommodation comprising entrance porch, entrance hall, reception room leading to the spacious family lounge leading onto a further reception room overlooking the rear garden and a modern fitted kitchen with lobby leading to a cloakroom. To the upper floor there are three double bedrooms one with en-suite, single bedroom and separate modern bathroom. The property further benefits from driveway to the front providing off street parking leading to the garage and to the rear is a landscaped enclosed rear garden.



### the location

Copley Court is situated within easy reach of the local shops and amenities of Hanham High Street and has good transport links into Bristol city centre. Gallagher retail park and supermarkets are a short drive away. Bristol city centre 5.5 miles and Bath city centre 10.9 miles.

### what the owners will miss

*We will miss this convenience of Hanham high street and the retail park at nearby Longwell Green plus the wooded walks of Hencliffe woods.*



### just a thought...

If you hadn't considered a modern home before this could be the one to change your mind. Deceptively spacious and extremely well presented with lovely garden, off street parking and a garage.