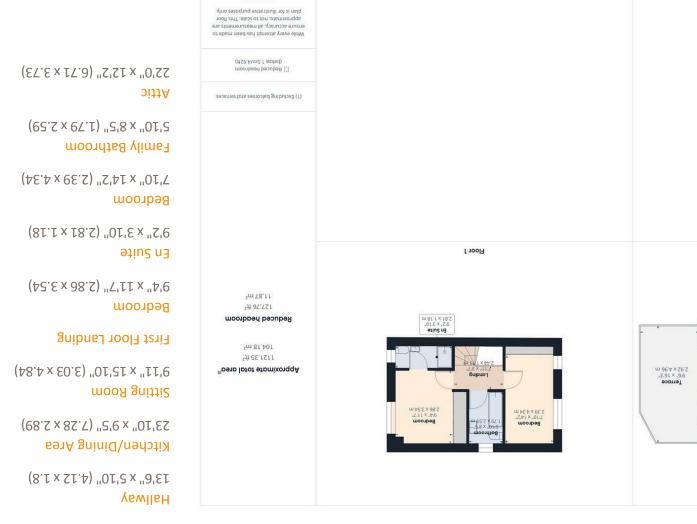


specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. aurveyor. References to the tenure of a property are based on information supplied 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 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 sollicitor or







- · Individually designed and built
- Large open plan kitchen/dining
- Living room with bi-fold doors and log burner
- Two double bedrooms
- Underfloor heating downstairs plus in the upstairs bathrooms
- Parking
- Beautifully tended South facing rear garden
- Scope to add an additional bedroom

PROPERTY TYPE House - Detached
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND C







Individually built and designed, detached home in desirable, convenient location. With entrance hallway and downstairs cloakroom, a large open plan kitchen/dining area opening onto living room with log burner and bi-fold doors overlooking a beautifully tended and maintained South facing rear garden. At the first floor are two double bedrooms, an en suite, both with fitted wardrobes, and a family bathroom. The home further benefits from underfloor heating to the downstairs plus the upstairs bathrooms. Originally designed as a three bedroom home, there is ample scope to add an additional bedroom, as the attic is already part converted, and would just require a staircase. With parking to front, this is a home that deserves to be viewed.







what the owners will miss

We will miss the 'easy' living the house gives us and the south facing garden. After 27 happy years living in Warmley we are locating to a different area.





the location

Set between Warmley and Siston
Common, the Avon ring road and Bristol
to Bath cycle track are within easy
striking distance. With local shops in
both Oldland Common and Warmley,
and the more comprehensive facilities
of Longwell Green and Emersons Green,
are a short drive away. There are
pleasant walks at both nearby Warmley
Forest and Siston Common. Bristol 6.1
miles, Bath 8.3 miles

just a thought...

If you hadn't considered a modern house, this could be the one! Deceptively spacious, meticulously presented and beautifully finished, this home has all the benefits of a modern new build, yet a huge amount of character, with it's stone fronting and mullion windows. This home really is a one off!