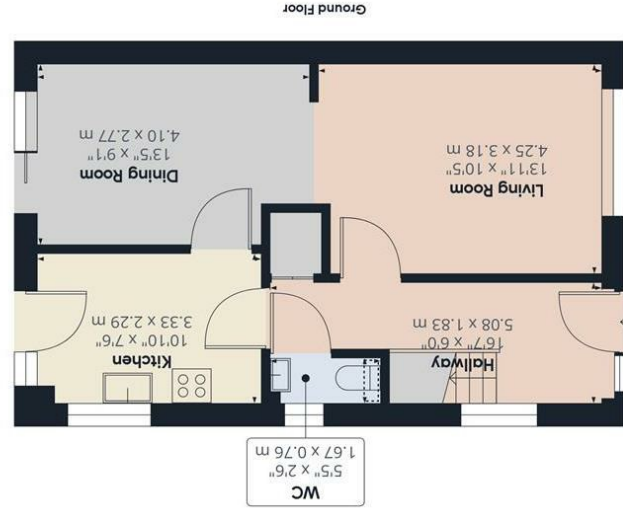
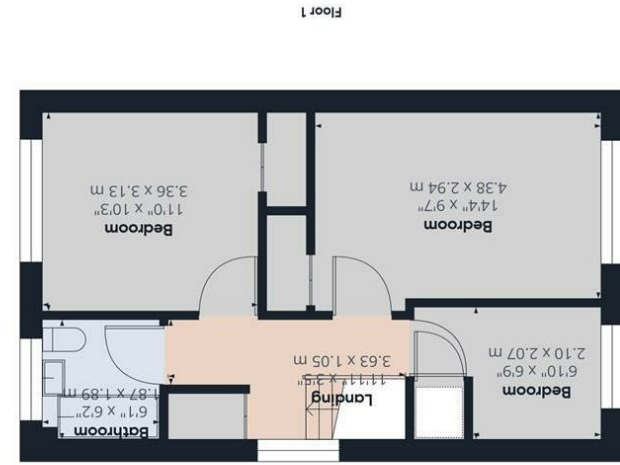


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.

- Hallway 16'7" x 6'0" (5.08 x 1.83)
- Living Room 13'11" x 10'5" (4.25 x 3.18)
- Dining Room 13'5" x 9'1" (4.10 x 2.77)
- Kitchen 10'11" x 7'6" (3.33 x 2.29)
- First Floor Landing
- Bedroom 14'4" x 9'7" (4.38 x 2.94)
- Bedroom 11'0" x 10'3" (3.36 x 3.13)
- Bedroom 6'10" x 6'9" (2.10 x 2.07)
- Bathroom 6'1" x 6'2" (1.87 x 1.89)

<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</p> <p>896.7 ft<sup>2</sup></p> <p>83.31 m<sup>2</sup></p> <p>Reduced bedroom</p> <p>1.85 ft<sup>2</sup></p> <p>0.17 m<sup>2</sup></p>
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- Lounge/Diner
- Kitchen
- Downstairs Cloakroom
- Three Bedrooms
- Gas Central Heating
- Garage and Off Street Parking
- Gardens
- Cul de sac Location
- No Chain



PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



Extremely well presented semi detached family home set in this quiet cul de sac location. Entrance hallway, plus downstairs cloakroom, good sized through lounge/diner and kitchen at the ground floor. At the first floor are three bedrooms and a family bathroom. With off street parking, front and rear garden, and single detached garage.



### the location

Set in the ever popular California Farm development, there are pleasant green and wooded walks at close by Willsbridge Mill. There are local shops at Bath Road and the Longwell Green District Retail Park is a short drive away. With easy access to Avon ring road, and close by Keynsham. Bristol 5.2 miles Bath 7.4 miles.



### just a thought...

If you hadn't considered this style of home before, this could be the one! Well proportioned, lovely quiet cul de sac location, with a range of local amenities nearby. Ideal for the young or growing family.

*Offered for sale  
with no onward  
chain!*

