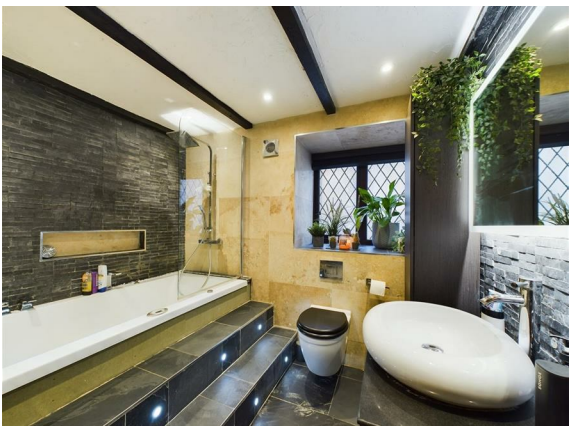


Entrance3'1" x 4'11" (0.95 x 1.51) Living Room15'8" x (4.80 x) Dining Room12'7" x 15'3" (3.85 x 4.66) Kitchen23'0" x 7'5" (7.02 x 2.27) First Floor Landing Bedroom11'6" x 13'10" (3.52 x 4.23) Bedroom10'11" x 7'7" (3.33 x 2.33) Bedroom7'7" x 8'3" (2.32 x 2.54) Bathroom4'2" x 6'9" (1.28 x 2.07) Loft Area13'3" x 11'10" (4.06 x 3.63)	Approximate total area"1235.59 ft² Balconies and terraces114.79 m² 104.84 ft² 9.74 m² Reduced bedroom44.21 ft² 4.11 m² (1) Excluding balconies and terraces Reduced bedroomBelow 5 ft/1.5 m While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C. GIRAFFE360	Floor 1 	Ground Floor  Floor 2 
--	---	---	--



PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING E
COUNCIL TAX BAND C



Sizeable character cottage style home, entrance lobby, living room, separate dining room and kitchen. Feature beamed ceilings, three bedrooms at the first floor with family bathroom and in addition a converted loft space with staircase.

Large gardens, with patio, deck and pergola seating areas, good size front garden with off street parking.

the location

Super convenient location, offering excellent access to the Avon ring road, Bristol and Bath cycle track, the extensive facilities of Kingswood, and retail parks at nearby Longwell Green. The green space of Kingswood park and Grimsbury farm are both nearby. Bristol 4.2 miles Bath 9.0 miles.

what the owners will miss

We will miss the cottage character of the property, mostly the cosy living room (especially at Christmas!). Hosting people and cooking/entertaining has always been a pleasure in this house from winter get togethers to summer BBQ's. The garden in the summer is beautiful and we will definitely miss our vegetable/allotment area. Having a cup of tea under gazebo or sunbathing in the hammock will always be memories we will remember for a long long time. The location, close to the Bristol/Bath cycle path and Warmley forest park has been ideal for nice daily walks. A friendly quiet place to live indeed!

just a thought...

This home really is a tardis! What looks like a little cute cottage from the front, hides a substantial, well proportioned, sizeable home, with unusually large gardens. If you are looking for something different, with character, this home should be top of your list!