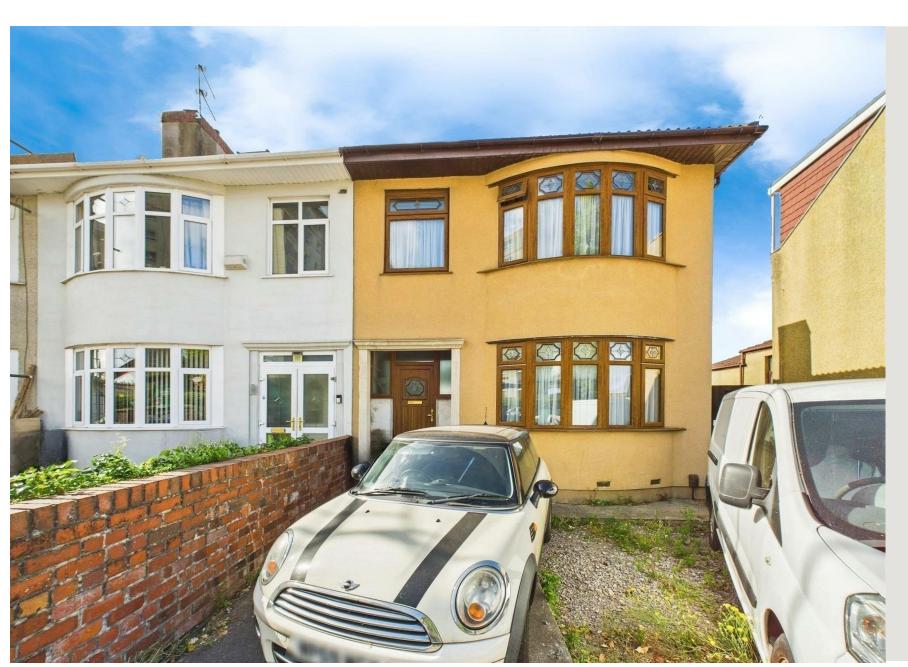


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from their solicitor. Items shown in photographs are not included unless surreyor. References to the tenure of a property, and check its available by separate negotiation. We advise not to book an appointment to view before embarking on any journey to see a property, and check its 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 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 availablity.





- Living room
- Dining room with balcony
- Kitchen/breakfast area
- Sitting area
- Bedroom/Reception
- Three further bedrooms
- Family bathroom

PROPERTY TYPE House
BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND C







Interesting and unusual three storey character home with commanding views and large garden.

Entrance hallway, living room, dining room with a balcony overlooking the rear garden.

At the lower ground floor is a kitchen/breakfast area opening onto rear garden, plus a sitting area, there is also an additional bedroom/reception and bathroom at this level.

At the second floor are three bedrooms and a family bathroom.

Viewing advised.







what the owners will miss

"I have lived in my home for 19 years and have enjoyed every minute of it, it has always felt warm, secure and homely. I bought my family up here and have been blessed with the most wonderful neighbours, of which I shall miss. My favorite part about this home, are the views, especially on bonfire night, as you can watch Bristol sky light up with fireworks. I've watched early morning Balloon flights when the festival is on, and the sky in front of me is full of balloons, its been amazing! I will also miss my walks at Troopers Hill and St George park which, has been a great addition to living in this area as both locations are very beautiful."





the location

Set in a super convenient location, offering excellent access to the shops, bars and restaurants of Church Road, St George park, Troopers Hill nature reserve and the River Avon, at nearby Crews Hole and Conham river park. Bristol 1.8 miles Bath 10 miles

just a thought...

Do not be deceived by this pleasant, but modest exterior for behind it lies an interesting, sizeable home with adaptable accommodation and fabulous views towards South Bristol. With a fantastic rear garden this is a home that must be viewed!