

# Property details approval form

117 Footshill Road, Bristol, Avon, England, BS15 8HB

Date: 10 February 2025

Property Ref and Version: BLG104031 - 0002

Not for marketing purposes INTERNAL USE ONLY

## Selling your home with us!

### ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£375,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: Awaited
- > END TERRACE COTTAGE
- > FOUR BEDROOMS
- > SPACIOUS LOUNGE WITH LOG BURNER
- > GOOD SIZE KITCHEN/DINING ROOM
- > BATHROOM & EN-SUITE
- > GENEROUS SIZED GARDEN
- > STUDIO TO THE REAR
- > VIEWING IS HIGHLY RECOMMENDED

## ○ Short Description

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A beautifully presented four bedroom cottage, with lounge with log burner, good size kitchen/dining room, bathroom & en-suite. an internal viewing is highly recommended.

## ○ Long Description

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A beautiful end of terraced cottage that has been much improved by the current owners but still retains some lovely character features and the feel of a cottage. This property is deceptively spacious and offers a good size lounge with log burner, a generous sized kitchen/dining room with french doors that lead out onto the rear garden and bathroom. To the first floor there are four bedrooms with an en-suite shower room to the main bedroom. To the rear is a generous sized garden with detached L shape studio offering the potential of additional space to work from home or a home gym. This is a fantastic property and an internal viewing is highly recommended to appreciate all it has to offer.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Lounge

20' 2" x 12' 7" max ( 6.15m x 3.84m max )

Double glazed door to the front, double glazed deep sill window to the front, ceiling beam, inset log burner, storage cupboard, understairs storage cupboard, stairs leading to the first floor, radiator, oak flooring.

### Kitchen / Dining Room

18' 2" x 13' 5" max ( 5.54m x 4.09m max )

Double glazed french doors to the rear garden, a range of fitted wall and base units with rolled edge work tops, tiled splashback, inset Belfast style sink with mixer tap, integrated fridge, integrated freezer, space for range style gas cooker, cooker hood, space for wine fridge, integrated dishwasher, radiator, cupboard concealing the gas boiler, downlighters, flag style tiled flooring.

### Bathroom

Double glazed window to the rear, a three piece bathroom suite comprising panel bath with mixer tap and shower tiled splash backs, heated towel radiator, tiled flooring, down lighters.

### First Floor Landing

built in storage cupboard.

### Bedroom One

11' 1" x 10' 4" ( 3.38m x 3.15m )

Double glazed window to the rear, radiator, laminate wood effect flooring, built in wardrobe, down lighters, part vaulted ceiling.

### En-Suite

Velux style window to the rear, enclosed shower cubicle with mains shower, vanity sink unit, low level WC, tiled splash backs, heated towel radiator, down lighters.

### Bedroom Two

10' 4" x 6' 9" ( 3.15m x 2.06m )

Double glazed window to the side, part vaulted ceiling with access to loft space, radiator.

### Bedroom Three

10' 5" x 6' 5" ( 3.17m x 1.96m )

Double glazed window to the front, radiator.

### Bedroom Four

10' 4" x 6' 5" plus door recess ( 3.15m x 1.96m plus door recess )

Double glazed window to the front, radiator.

### Front Garden

Enclosed with path and shared right of way to next door,

### Rear Garden

A good size enclosed garden with lawn, paved patio, borders hosting plants and shrubs, outside water tap, lighting and detached generous sized studio, side access.

### Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

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## **○ Room Description**

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## **○ Room Description**

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## ○ Property Images



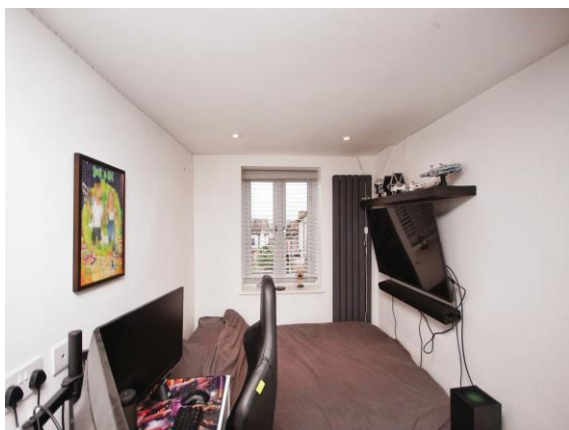
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## ○ Property Images



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## ○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

	Signature	Date
Sarah-Jane France		
Mr A.D. Taylerson		