



Connells

Bevan Road  
Bitton Bristol



Bevan Road  
Bitton Bristol BS30 6AE

for sale  
**£475,000**



### Property Description

Bitton is approximately mid way between Bristol and Bath making it a highly convenient location. The village itself has a convenience store, garage, hairdressing salon, parish church and church hall as well as a well regarded primary school. Longwell Green has a wider range of day to day amenities as does Keynsham which also benefits from a railway station.

### Agents Note - Service Charge

Hall

Lounge

Kitchen

Landing

Master Bedroom

Ensuite

Two Bedroom

Bedroom Three

Bathroom

Front Garden

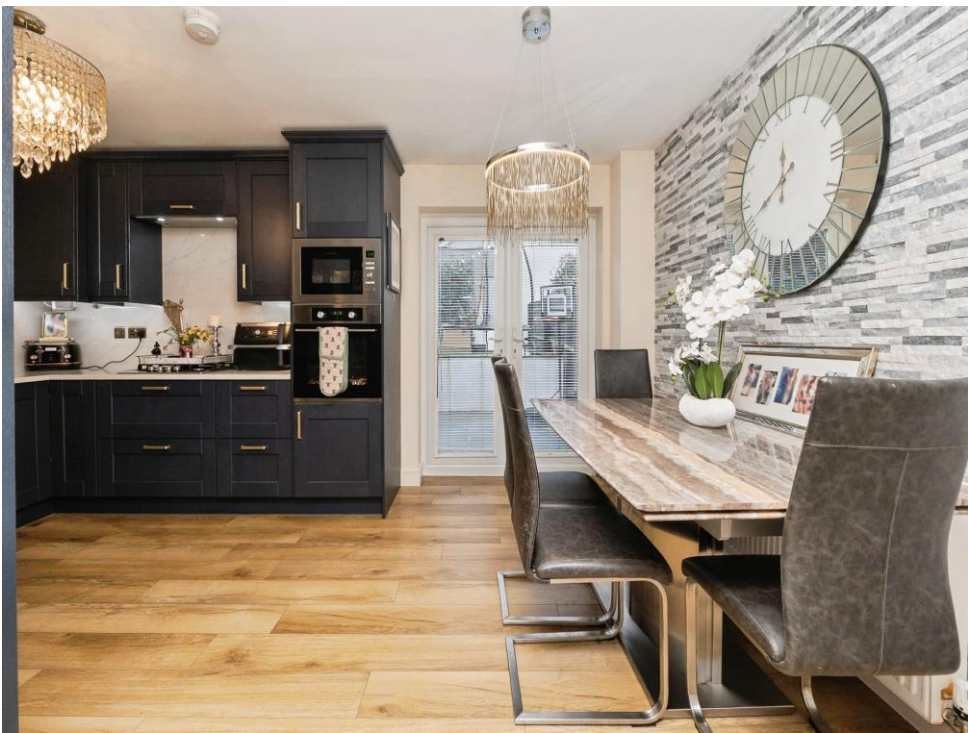
Rear Garden

Home Office/Play Room

Off Road Parking



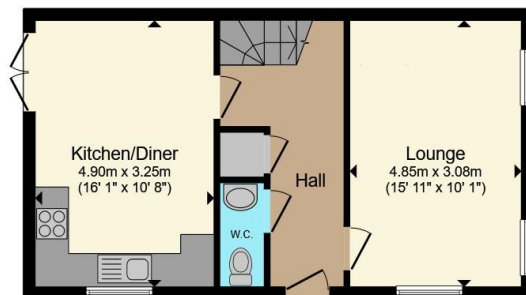




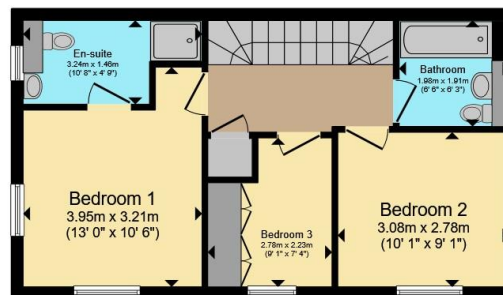




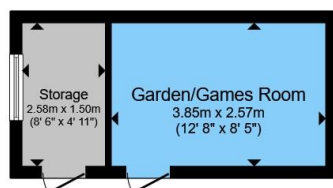




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 97.6 m<sup>2</sup> (1,050 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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131 Bath Road Longwell Green  
BRISTOL BS30 9DD

EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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