



Westleigh Park, Bristol

Somerset, BS14 9TQ

£325,000



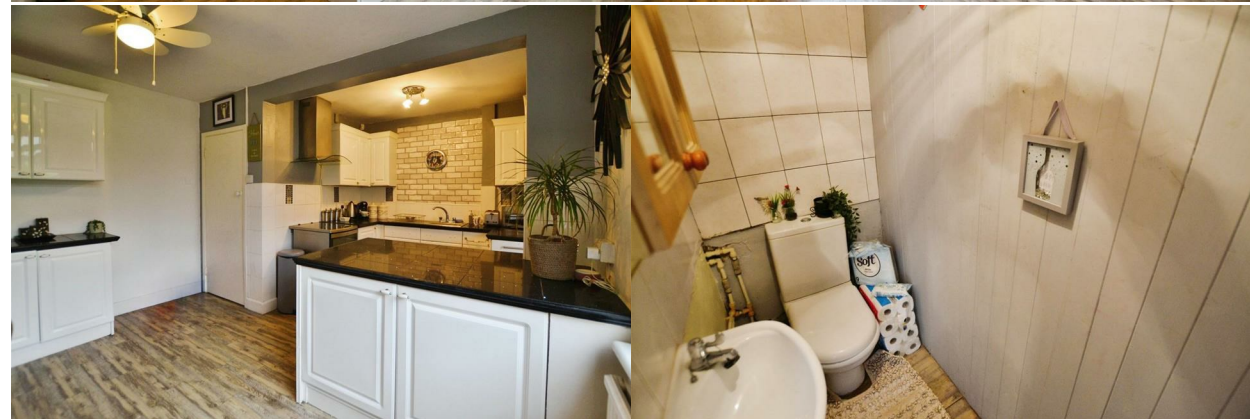
HUNTERS[®]
HERE TO GET *you* THERE

Westleigh Park, Bristol

DESCRIPTION

This fantastic terraced property being sold with NO ONWARD CHAIN is ideal for families or couples looking for a new home. With three bedrooms, including a master bedroom with built-in wardrobes, there is plenty of space for everyone. The second bedroom is a double with a cupboard for additional storage, while the third bedroom is a single. Upstairs can also be found a family bathroom servicing all bedrooms. The property also features a open-plan kitchen with a dining space, perfect for entertaining guests. The spacious lounge boasts a large window to the front that fill the room with natural light.

Located in a convenient area, this property benefits from close proximity to public transport links, nearby schools, and local amenities. Additional features include a downstairs w/c, loft space currently being used as a bedroom, a driveway to the front providing off street parking for several vehicles. Call the office today to arrange your viewing appointment!



ROOMS

Entrance Porch

Access to the front property through the porch door.
Access to the hallway.

Entrance Hallway

Leading from the porch into the entrance hallway.
Stairs leading from the ground floor to the first floor.
Under stairs storage. Access to the lounge and kitchen/diner.

Lounge

Leading from the hallway into the lounge. Electric fire.
Bay fronted window.

Kitchen/Diner

Access from the lounge into the kitchen/diner. The kitchen consists of built-in matching wall and base units, sink and drainer, space for electric oven, single fridge, single freezer and a free standing fridge/freeze. Cupboard with space for washing machine. Access to downstairs W/C. Double glazed window to the rear and door giving you access to the garden.

Landing

Stairs leading from the ground floor to the first floor.
Access to all three bedrooms and bathroom. Paddle stairs giving you access to loft room.

Bedroom One

Leading from the landing into bedroom one. Bay fronted window. Build in wardrobes.

Bedroom Two

Leading from the landing into bedroom two. Double glazed window to the rear. Built in wardrobe and cupboard.

Bedroom Three

Leading from the landing into bedroom three. Double glazed window to the front.

Bathroom

Leading from the landing into the Bathroom. The

bathroom consists of a w/c, hand wash basin and bath with overhead shower. Obscured double glazed window to the rear.

Loft Room

Loft room currently being used as a bedroom. Velux window.

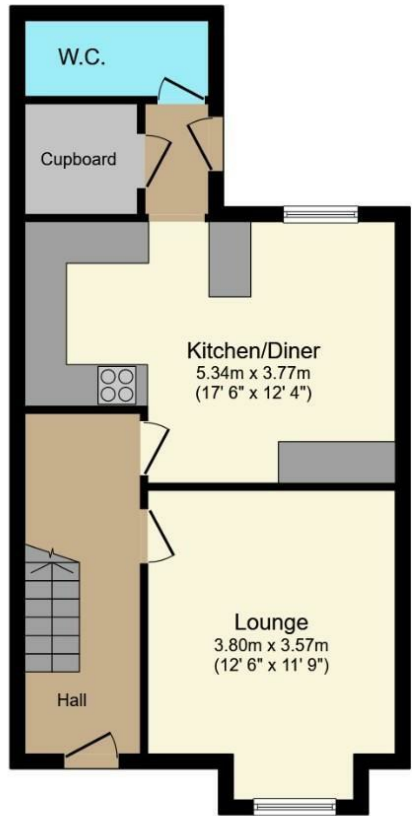
Front Garden

Blocked paved driveway to the front providing off street parking for several vehicles.

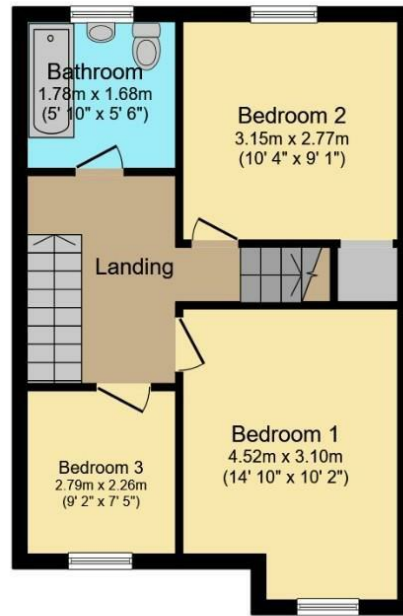
Rear Garden

The garden is mainly laid to lawn, covered decking area and pond to the rear enclosed by wooden fence panels.

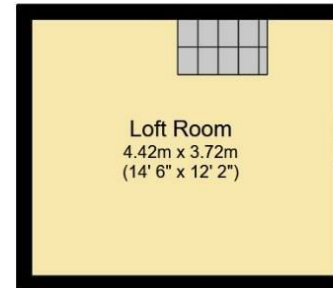




Ground Floor



First Floor

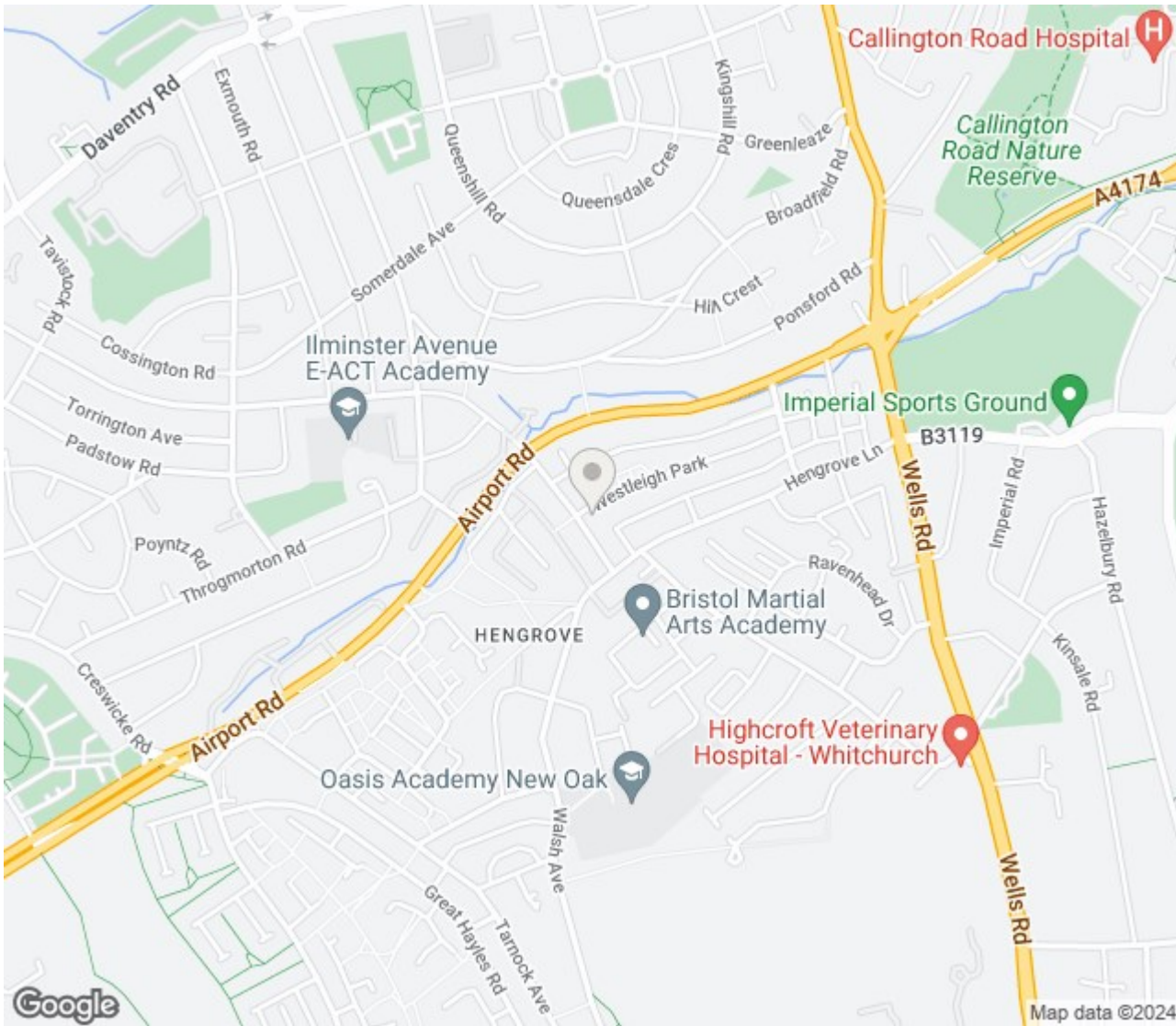


Loft Floor

Total floor area 108.2 m² (1,164 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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