



1 GINGELL HOUSE,
French Yard, Bristol, BS1 6UE

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A superb modern three-bedroom home with private allocated parking and a walled courtyard garden.

* END OF TERRACE MODERN HOME * ALLOCATED UNDERCROFT PARKING * CONCIERGE SERVICE FOR RESIDENTS * TURN-KEY ACCOMMODATION * PRIVATE COURTYARD GARDEN WITH REAR ACCESS * SITUATED OVER TWO FLOORS * IDEALLY LOCATED FOR A WIDE RANGE OF AMENITIES * FLOOR-TO-CEILING GLAZED WINDOWS AND DOORS THROUGHOUT * EPC: B

Situation

This exceptional property is ideally positioned in Bristol's highly desirable harbourside district.

Within a short stroll, you'll find the independent shops, cafés, and restaurants of Wapping Wharf, offering a vibrant yet relaxed lifestyle. Temple Meads Train Station is conveniently close, ensuring excellent connectivity for commuters and travellers alike.

Additionally, Bristol's city centre, renowned cultural landmarks, and lush green spaces are all within easy reach, making this an ideal urban retreat.

For Sale: Leasehold

Nestled within the historic grounds of the Old General Hospital, this exquisite three-bedroom house offers an unparalleled opportunity to acquire a meticulously maintained property with a single ownership history.

The home is finished to an exceptional standard, featuring high-specification details such as hardwood oak flooring, solid stonework surfaces, and luxurious marble tiling. Designed with a dual-aspect layout, the property is flooded with natural light, complemented by a dedicated parking space and a private rear courtyard.

Upon entering, you are welcomed into a spacious and elegantly designed entrance hall, providing ample space for coats, boots, and everyday essentials. A large under-stairs cupboard adds practicality, offering storage for coats, shoes, and even a bicycle. To the right, a utility cupboard houses a Samsung washing machine and a Vent-Axia fresh air system, which ensures optimal ventilation





throughout the home. A conveniently located downstairs WC completes the ground floor's functionality.

The generously proportioned reception room, situated at the rear of the property, opens directly onto the private courtyard. The outdoor area provides a practical extension of the living space, suitable for dining, barbecues, or enjoying fresh air.

Adjacent to the reception room, the separate kitchen is a highlight of the property. Featuring integrated Neff appliances, including a microwave, electric induction hob, fridge/freezer, and large dishwasher, the kitchen combines practicality with style. It also boasts ample wall and floor-mounted storage cupboards and drawers, ensuring excellent functionality. With space for an eight-seater dining table and floor-to-ceiling windows that bathe the room in natural light, the kitchen is both inviting and highly functional. Ascending the wooden staircase, a carpeted landing area provides access to the upper accommodation.

The principal suite is a well-appointed space, complete with integrated wardrobes and a stylish en-suite shower room.

Two additional large double bedrooms offer versatility, whether for family living, guests, or a home office. A family bathroom, conveniently located off the landing, completes the first floor.

Outside

The property features an exclusive walled courtyard garden, accessed directly from the reception room and benefiting from additional rear access via a foot gate. This private space offers the perfect space for relaxation and entertaining.

The wider development includes a beautifully maintained communal courtyard, complete with a water fountain and bench seating, providing a welcoming environment for residents.

Services

Electrical central heating. Mains water, electricity and drains. Broadband and telephone subject to contract with supplier.

Local Authority

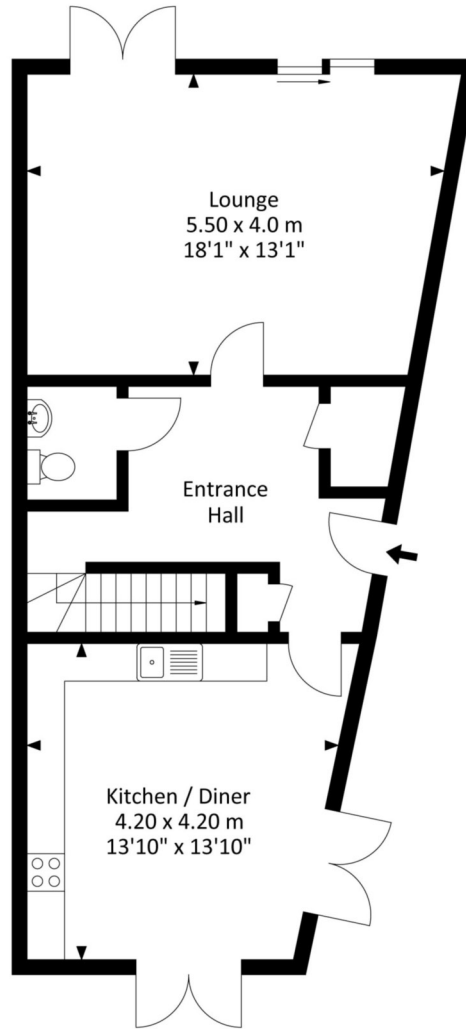
Bristol City Council: 0117 922 2050
Council Tax Band: E

Directions: Postcode: BS1 6UE

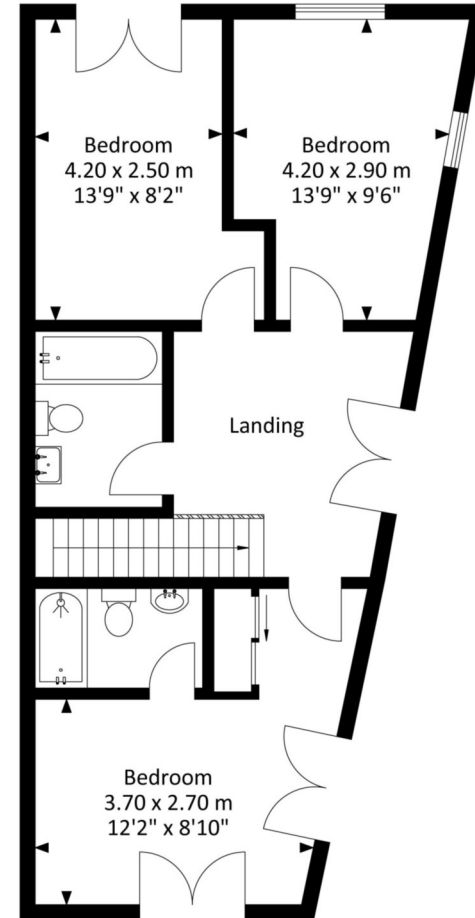


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Approx. Gross Internal Area
1254.0 Sq.Ft - 116.50 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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