

Cabot Way Pill BS20 0HD

£495,000

marktempler

RESIDENTIAL SALES







|                                                                                       |                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    |    |
| <b>Property Type</b><br>Bungalow - Detached                                           | <b>How Big</b><br>1202.00 sq ft                                                       |
|    |    |
| <b>Bedrooms</b><br>3                                                                  | <b>Reception Rooms</b><br>2                                                           |
|    |    |
| <b>Bathrooms</b><br>1                                                                 | <b>Warmth</b><br>Gas Central Heating                                                  |
|    |    |
| <b>Parking</b><br>Garage and Driveway                                                 | <b>Outside</b><br>Front and Rear                                                      |
|  |  |
| <b>EPC Rating</b><br>D                                                                | <b>Council Tax Band</b><br>E                                                          |
|  |  |
| <b>Construction</b><br>Standard                                                       | <b>Tenure</b><br>Freehold                                                             |



Situated in a generous plot in a pleasantly tucked-away position, this spacious detached bungalow is located on a private road next to the local cricket ground in the desirable area of Ham Green. Combining a sense of retreat with excellent convenience, the property is ideally located just a short distance from a range of local amenities and offers easy access to the vibrant city centre of Bristol.

Approached via double gates, the bungalow benefits from a large driveway offering ample off-street parking and access to a single garage. The mature, fully enclosed gardens wrap around the property and are attractively arranged with areas of lawn, stone chippings, patio space, and well-established shrubs and trees, creating a welcoming and well-balanced outdoor setting.

Inside, the home offers well-proportioned accommodation filled with natural light. The layout includes three spacious double bedrooms, a bright lounge/dining room overlooking the garden, a second reception room with flexible use, a fitted kitchen, and a family bathroom. The interiors offer scope for updating, presenting an excellent opportunity for buyers to modernise and personalise the space to their own tastes.

Offered with no onward chain, this appealing bungalow represents a rare chance to acquire a spacious home in a quiet setting with excellent links to both local amenities and Bristol city centre.





Spacious detached bungalow in Ham Green, filled with natural light, with mature gardens, close to local amenities and Bristol city centre.

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#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.





## Material Information

### UTILITIES

Mains electric, water and drainage. Gas central heating.

This information has been provided by the sellers and is correct to the best of our knowledge

### BROADBAND AND MOBILE COVERAGE

Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

Mobile coverage is limited to likely.

This information is sourced via the Sellers and [checker.ofcom.org.uk](https://checker.ofcom.org.uk), we advise you make your own enquires.



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