



## Somermead, , Bristol, BS3 5QR

- End Of Terrace
- No Chain
- Three Bedrooms
- Potential for off street parking (STPP)
- EPC Band TBC
- Side Access
- Excess of 100ft Garden
- Potential to Extend (STPP)
- Two Receptions
- Council Tax Band C

**Offers In The Region Of £350,000**





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## DESCRIPTION

Hunters are pleased to offer this three bedroom home sitting on Somermead, Bedminster, just a short walk from Victoria Park, the popular North Street and Temple Meads train station. Whilst requiring some modernisation internally the property is sure to prove perfect for any couple or family looking for a home to make their own.

To the ground floor the kitchen overlooks the garden and offers a set of units with contrasting worktops, there is ample space for washing machine & fridge/freezer whilst the cooker and hob are built in. There are two reception rooms, the living room affords the bay window whilst the dining room offers french doors to the garden and under stairs cupboard. Moving upstairs there are three bedrooms, two of which will fit double beds whilst the third is a good single/ study, there is also a three piece bathroom.

Outside, the front offers what would make for off street parking (subject to planning permission) There is secure access to the rear garden, it spans circa 100ft and currently offers a patio area with the remainder being lawn and shrubs.

Somermead sits in Bedminster, an area popular with young couples and growing families, its just a few hundred yards from Markbury Road & Parson St schools. Marksbury Road open space is just a stones throw away whilst Parson Street station sits a little over half a mile away.

Council Tax Band  
C

EPC Band - D - Please see below link for full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/8800-6773-0622-1407-3453>

Tenure  
Freehold

living room  
11'5" x 10'4"

dining room  
11'5" x 10'9"

kitchen  
12'3" x 8'3"

bedroom one  
14'5" x 11'1"

bedroom two  
12'6" x 8'8"

bedroom three  
8'3" x 8'3"











Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2025

### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**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.