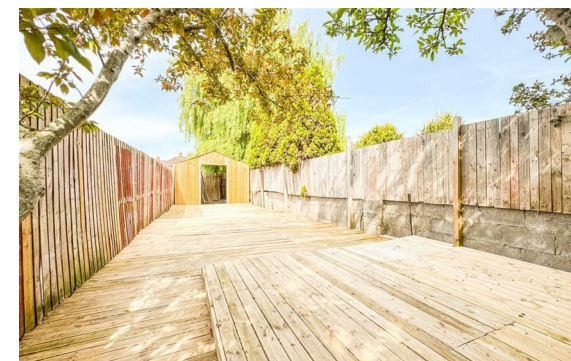




Somermead, , Bristol, BS3 5QR

- Completely renovated
- New Boiler
- New Carpet & flooring
- Large Garden
- EPC Band D
- 'Shaker' Kitchen
- Open Plan Living Space
- New Bathroom
- No Onward chain
- Council Tax Band B

Offers In Excess Of £375,000



Somermead, , Bristol, BS3 5QR



Hunters are pleased to offer this lovely three bedroom home sitting on Somermead, Bedminster, just a short walk from Victoria Park, the popular North Street and Temple Meads train station. Having been lovingly updated by the present vendor to include new 'shaker' kitchen, bathroom suite, decoration with new carpet & flooring throughout its sure to prove perfect for any family or first time buyer whose looking for a 'turn-key' home.

To the ground floor the kitchen overlooks the garden boasts a new 'shaker' kitchen with contrasting granite effect worktops, there is ample space for dishwasher, washing machine & fridge/freezer whilst offering space for an oven with the extractor already installed. There is a lovely and light open plan living/ dining space, the living room affords the bay window whilst the dining area offers a window overlooking the garden. 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 newly installed three piece bathroom with pleasant tiling.



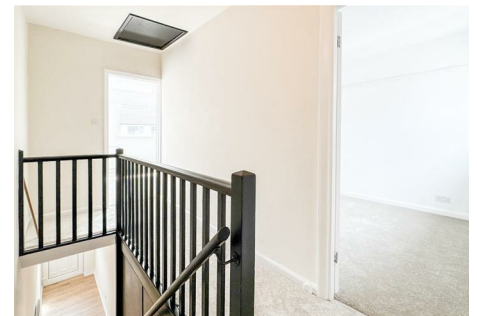
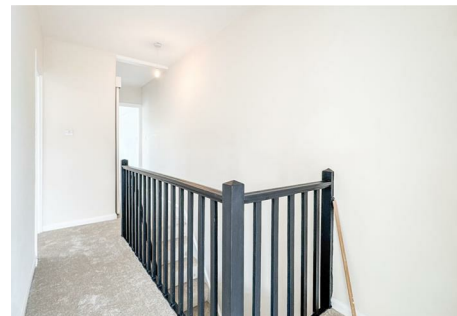
Outside, the front offers off street parking whilst the rear spans nearly 100ft and currently offers a large decked area, there is an outbuilding to the rear whilst there is also space where there is currently a prefabricated garage.

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.

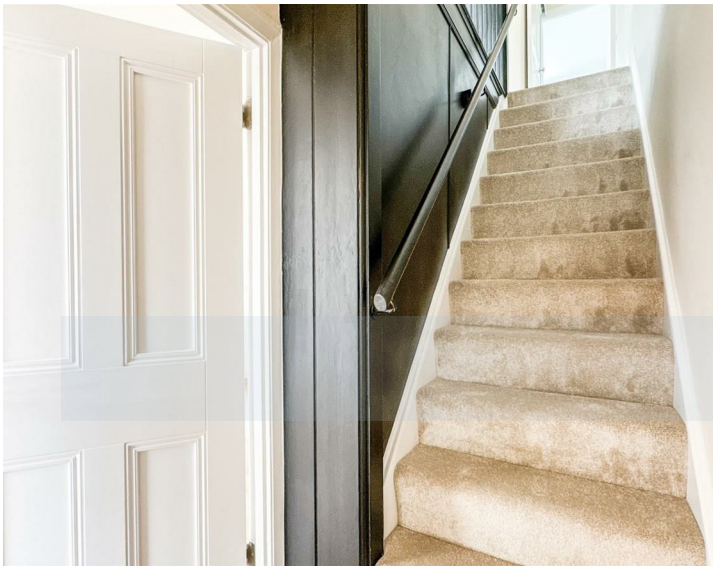
Tenure
Freehold

Council Tax Band
B

EPC Band - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0239-6927-2000-0241-4226>



Somermead, , Bristol, BS3 5QR



living room
12'9" x 10'10"

kitchen
14'2" x 8'5"

bedroom two
12'3" x 8'4"

dining room
12'3" x 10'10"

bedroom one
13'11" x 11'7"

bedroom three
8'5" x 8'5"



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 is given as to their operability or efficiency can be given. Made with Metropix C2025

Viewings

Please contact 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.