



18 Thornfield Road, Brentry  
Guide Price £425,000

RICHARD  
HARDING



# 18 Thornfield Road, Brentry

Bristol, BS10 6FB

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An immaculate and contemporary 3/4 bedroom, 1/2 reception, 2 bath/shower modern townhouse with pretty enclosed south westerly facing rear garden and car port parking for 2 cars. No onward chain.

## Key Features

- Located within circa 4 miles of Bristol city centre and within 1½ miles of Westbury-on-Trym Village and also The Mall shopping complex/M5 motorway junction 17 at Cribbs Causeway. Circa 500 metres from Brentry Primary School and just over 650 metres to Bristol Free School.
- **Ground Floor:** entrance hallway, cloakroom/wc, family room/bedroom 4, kitchen/dining room.
- **First Floor:** landing, sitting room, bedroom 3, bathroom/wc.
- **Second Floor:** landing, bedroom 1 with en suite shower room/wc, bedroom 2.
- **Outside:** private south westerly facing low maintenance rear garden. Carport providing parking for 2 cars (in tandem).
- Immaculately presented throughout.
- Benefiting from incredibly high energy efficiency, solar photovoltaic panels and a rare A rated EPC.
- No onward chain.

## GROUND FLOOR

**APPROACH:** proceed up the short pathway where the front entrance door can be found immediately in front of you.

**ENTRANCE HALLWAY:** via composite front door with small obscure double glazed window, a welcoming and spacious hallway with 2 ceiling light points, 2 radiators, understairs storage cupboard, wood effect flooring, moulded skirting boards, doors leading to kitchen/dining room, family room/bedroom 4, cloakroom/wc.

**CLOAKROOM/WC:** a white cloakroom suite comprising of low level wc with concealed cistern, wall mounted wash hand basin with tiled splashback, ceiling light point, extractor fan, radiator, tile effect flooring, tall moulded skirting boards.

**FAMILY ROOM/BEDROOM 4: (11'0" x 9'1") (3.34m x 2.77m)** currently arranged as a reception room with double glazed window overlooking front elevation, ceiling light point, radiator, wood effect flooring, tall moulded skirting boards.

**KITCHEN/DINING ROOM: (16'5" x 10'1") (5.01m x 3.06m)** a modern gloss white fitted kitchen comprising wall, base and drawer units with roll edged wood effect worktop over with matching upstand, inset 1½ bowl stainless steel sink with drainer unit and swan neck mixer tap over, integrated 5 ring Bosch gas hob, stainless steel splashback with extractor fan over, integrated fridge/freezer, integrated dishwasher, space for washing machine, wall mounted Logic combi boiler concealed in kitchen unit, inset ceiling downlighters, double glazed window overlooking rear garden.

**Dining Area:** space for dining room table and chairs, radiator, tv, telephone and USB points, double glazed French doors leading out onto the rear garden, wood effect flooring, tall moulded skirting boards.

## FIRST FLOOR

**LANDING:** stairs ascend from entrance hallway, ceiling light point, **Airing Cupboard** with useful wooden slatted shelving and hanging rail, tall moulding skirting boards, doors leading to sitting room, bedroom 3 and bathroom/wc.

**BATHROOM/WC:** a modern white bathroom suite comprising low level wc with concealed cistern, pedestal wash hand basin, panelled bath with Mira shower over, glass shower screen, tiled surrounds, obscure double glazed window to the front elevation, inset ceiling downlighters, shaver socket, radiator, tile effect vinyl flooring, moulded skirting boards.

**SITTING ROOM: (16'7" x 10'0") (5.04m x 3.05m)** 2 double glazed windows overlooking the rear elevation, 2 ceiling light points, electric feature fireplace, skirting boards, wooden effect laminated flooring, tv point, telephone point, radiator, tall moulded.

**BEDROOM 4: (9'2" x 8'9") (2.79m x 2.67m)** double glazed window to the front elevation, ceiling light point, radiator, tv and telephone points, tall moulded skirting boards.

## SECOND FLOOR







**LANDING:** stairs ascending from the first floor landing, ceiling light point, loft access hatch, tall moulded skirting boards, doors leading to bedroom 1 and bedroom 2.

**BEDROOM 1:** (16'6" x 10'1") (5.03m x 3.06m) double glazed window overlooking the rear elevation, 2 ceiling light points, built in wardrobe with hanging rail and shelf above, tv and telephone points, USB charging points, radiator, tall moulded skirting boards, door lead to:

**En Suite Shower Room/wc:** a white shower room suite comprising low level wc with concealed cistern, wall mounted wash hand basin with tiled splashback, corner shower enclosure with low level shower tray and system fed shower over, inset ceiling downlighters, obscure double glazed window to the rear elevation, shaver socket, radiator, tile effect vinyl flooring, tall moulded skirting boards.

**BEDROOM 2:** (9'1" x 8'3") (2.77m x 2.51m) double glazed window to the front elevation with radiator below, ceiling light point, radiator, tv point, tall moulded skirting boards. Bedrooms 2 and 3 have been divided and could easily be made as one, if required.

**BEDROOM 3:** (9'0" x 7'10") (2.74m x 2.39m) double glazed window to the front elevation with radiator below, ceiling light point, radiator, tv and telephone points, tall moulded skirting boards.

### OUTSIDE

**FRONT GARDEN:** a small area between the pavement and the property which is laid to chippings.

**REAR GARDEN:** mainly laid to lawn with patio area accessed directly from the kitchen/dining room, raised flower borders enclosed by wooden feather edge fence panelling, pedestrian access gate to the side of the property leading out onto the carport.

**CARPORT:** (17'5" x 8'4") (5.30m x 2.55m) located immediately to the left hand side of the property beneath the coach house providing tandem parking for 2 vehicles, outside lighting. To the rear of the carport there is a useful area for storage. The vendors currently have a small shed and where they keep their bin store.

### IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

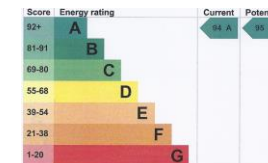
**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser. There is an estate charge for maintaining the communal grounds which is £78.62 per quarter.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

#### **PLEASE NOTE:**

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:  
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts



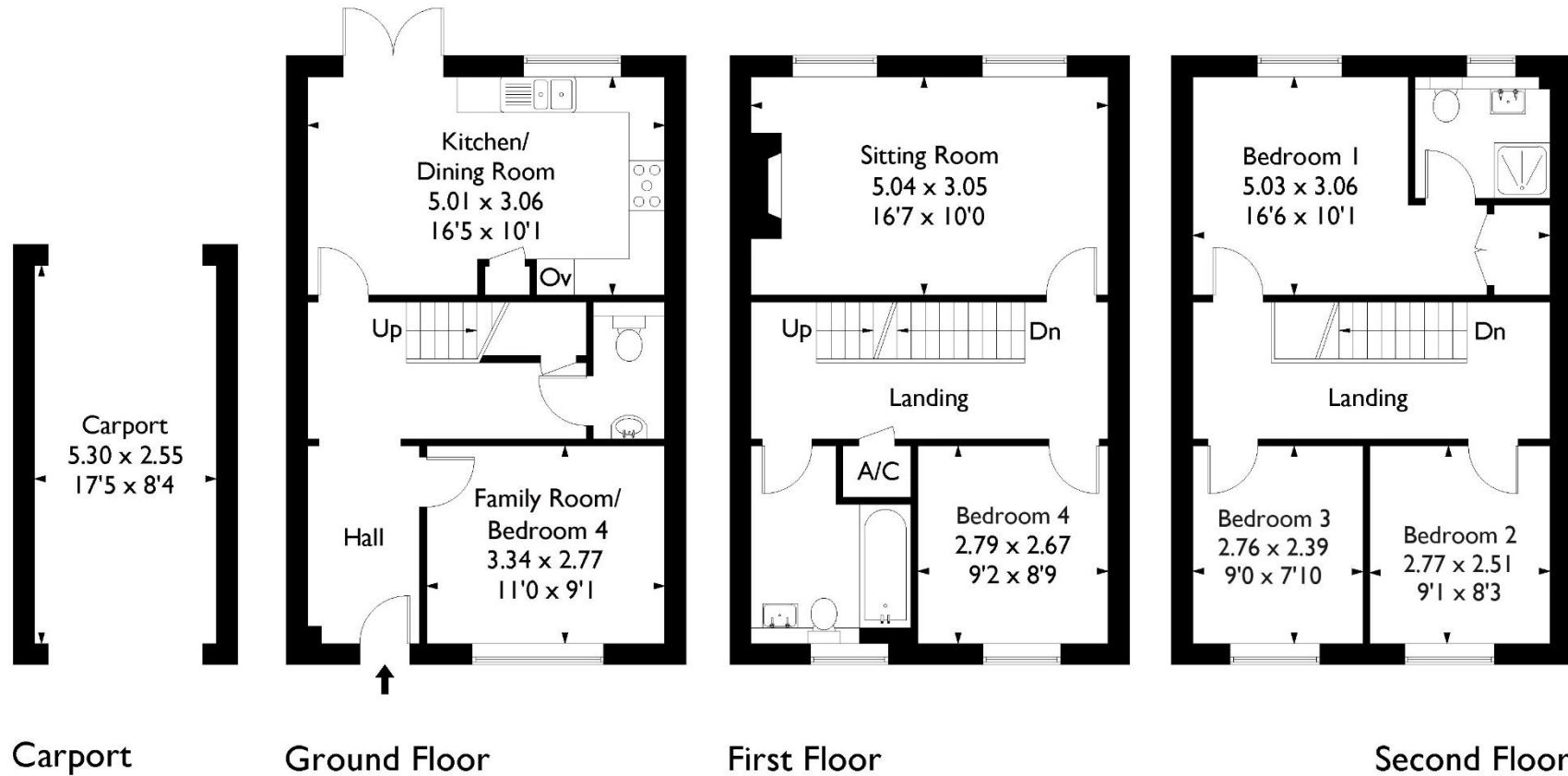
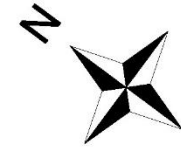
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**

# Thornfield Road, Brentry, Bristol BS10 6FB

Approximate Gross Internal Area = 119.49 sq m / 1286.18 sq ft

Carport Area = 13.52 sq m / 145.52 sq ft

Total Area = 133.01 sq m / 1431.70 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.