

**55e Soundwell Road, Staple Hill, Bristol,
BS16 4QQ**

£325,000



We are delighted to offer for sale this modern three bedroom detached house with enclosed garden and double garage. The accommodation briefly comprises; storm porch, hallway, lounge, kitchen, dining room/study and conservatory to the ground floor, with three bedrooms and bathroom to the first floor. Other benefits include gas central heating and PVC double glazing. The sellers have planning permission to build a single storey extension. The property situated in this popular location, close to the amenities of Staple Hill, local schools, bus routes and the cycle track, with the ring road being a short commute away.

Storm Porch

Inner door to...

Entrance hall

Radiator, under-stairs alcove, fitted cupboard housing wall mounted gas Worcester Bosch boiler, supplying central heating and domestic hot water. Doors to...

Lounge 13' 1" x 11' 5" (3.99m x 3.48m)

Two radiators. Feature glass wall providing plenty of sunlight. Vinyl plank and click flooring.

Kitchen 15' 3" x 9' (4.65m x 2.74m)

Range of light Oak wall and base units, ample working surfaces, tiled splashbacks, plumbing for automatic washing machine and dishwasher, stainless steel double oven and gas hob, laminate floor, radiator, PVC double glazed door to rear, door to...

Dining Room/Study 10' 2" x 8' (3.1m x 2.44m)

Radiator.

Conservatory 7' 5" x 7' 4" (2.26m x 2.24m)

PVC double glazed, laminate floor.

First Floor Landing

Access to loft space, fitted cupboard.

Bedroom One 12' x 10' 5" (3.66m x 3.18m)

Radiator.

Bedroom Two 11' 4" x 9' 5" (3.45m x 2.87m)

Laminate floor, radiator.

Bedroom Three 6' 6" x 8' 2" (1.98m x 2.49m)

Fitted wardrobe, laminate floor, radiator.

Family Bathroom

White suite comprising panelled bath with electric shower over, vanity wash hand basin with storage under, WC, fully tiled walls.

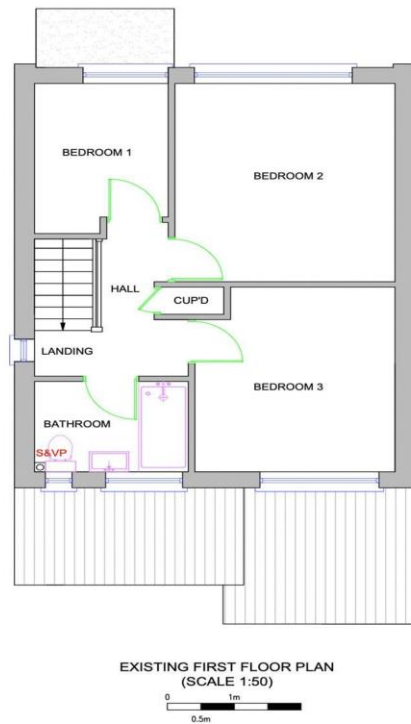
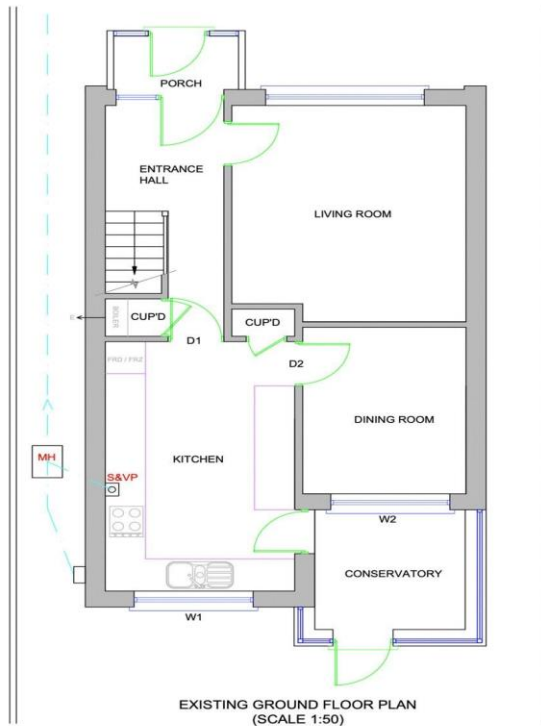
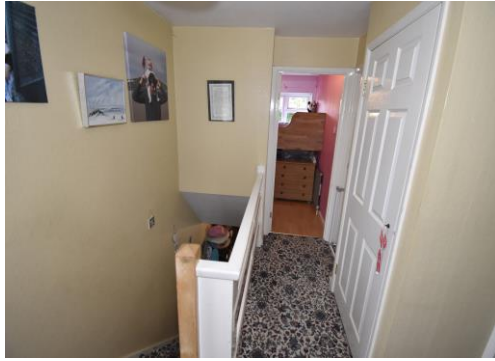
Front Garden

Hedge enclosed garden.

Rear Garden 0' 0" x 0' 0" (0.00m x 0.00m)

Approximately 60' (18.27m) enclosed garden, three decking areas, summer house, two sheds. Gate leading to Double Garage with off street parking for two cars to the front, approached via rear service lane.

Brunt and Fussell refer various services to buyers and sellers and receive the following referral fees. Our panel of conveyancers pay £120 inc vat for each referred conveyancing transaction. Plan Financial pay 33% of the procurement fee from a lender per mortgage referral. Our panel of EPC providers may pay £30 inc vat for a referred Energy Performance Certificate.



MONEY LAUNDERING REGULATIONS 2003
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
 THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

55e, Soundwell Road BRISTOL BS16 4QQ	Energy rating D	Valid until: 11 December 2023 Certificate number: 8297-7522-1719-2752-3996
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Property type

Detached house

Total floor area

83 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)