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- Popular Location
- Detached Bungalow
- Three Bedrooms
- Two Receptions
- GCH & D/Glazing
- Garage & O.S.P

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	82

**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.



**16 Charnhill Crescent, Mangotsfield, Bristol, BS16 9JU**  
**£450,000**





Offered with the benefit of no onward chain and situated on Charnhill Crescent is this delightful well maintained detached bungalow which is sure to appeal to those looking for this type of property in an enviable location. In brief the accommodation comprises large porch, vestibule, hallway, lounge, dining room, kitchen, three double bedrooms, shower room and w/c room. Outside, an ample sized block paved driveway leads to the garage, with mature gardens to the front and rear. With upvc double glazed and gas central heating via combination boiler, an internal viewing is highly recommended.



#### Entrance

via upvc double glazed front door to

#### Entrance Porch

with upvc double glazed windows to side aspect, upvc double glazed door to rear garden, sliding door leading to Vestibule with further door leading to

#### Hallway

radiator, cupboard housing combination boiler, further storage cupboard, doors leading to

#### Lounge

15' 3" x 11' 9" (4.64m x 3.58m)  
upvc double glazed window to front aspect, radiator, living flame gas fire, doors leading to

#### Dining Room

13' 2" max x 10' 6" (4.01m x 3.20m)  
upvc double glazed window to front aspect, radiator, door leading to

#### Kitchen

13' 1" max x 9' 9" max (3.98m x 2.97m)  
upvc double glazed window and door to side aspect, radiator, pantry cupboard, range of wall and base units with rolled edge work surface over, inset sink, spaces for electric cooker, fridge freezer and washing machine, part tiled walls.

#### Bedroom One

12' 11" x 10' 11" (3.93m x 3.32m)  
upvc double glazed window to rear aspect, radiator, fitted wardrobe.

#### Bedroom Two

10' 11" x 8' 9" (3.32m x 2.66m)  
upvc double glazed window to side aspect, radiator.

#### Bedroom Three

9' 7" x 8' 11" (2.92m x 2.72m)  
upvc double glazed french doors to rear garden, radiator, fitted wardrobes.

#### Shower Room

5' 6" x 5' 4" (1.68m x 1.62m)  
upvc double glazed window to side aspect, radiator, shower enclosure, wash hand basin, part tiled walls.

#### W/C Room

5' 5" x 2' 11" (1.65m x 0.89m)  
upvc double glazed window to side aspect, w/c.

#### Garage

17' 5" x 9' 6" (5.30m x 2.89m)  
with up and over door, power and lighting, courtesy door to rear garden, upvc double glazed window to rear aspect.

#### Front

block paved driveway providing off street parking which leads to garage, garden area laid to lawn with plants and shrubs, path to front door.

#### Rear Garden

laid to patio and lawn with path, mature trees, plants and shrubs, shed, courtesy door to garage.

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