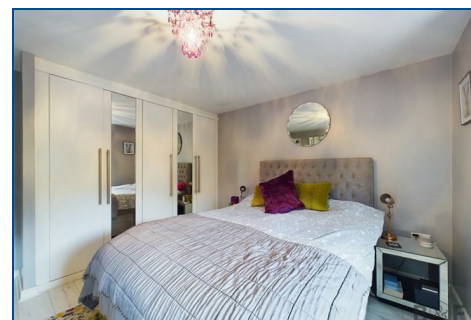
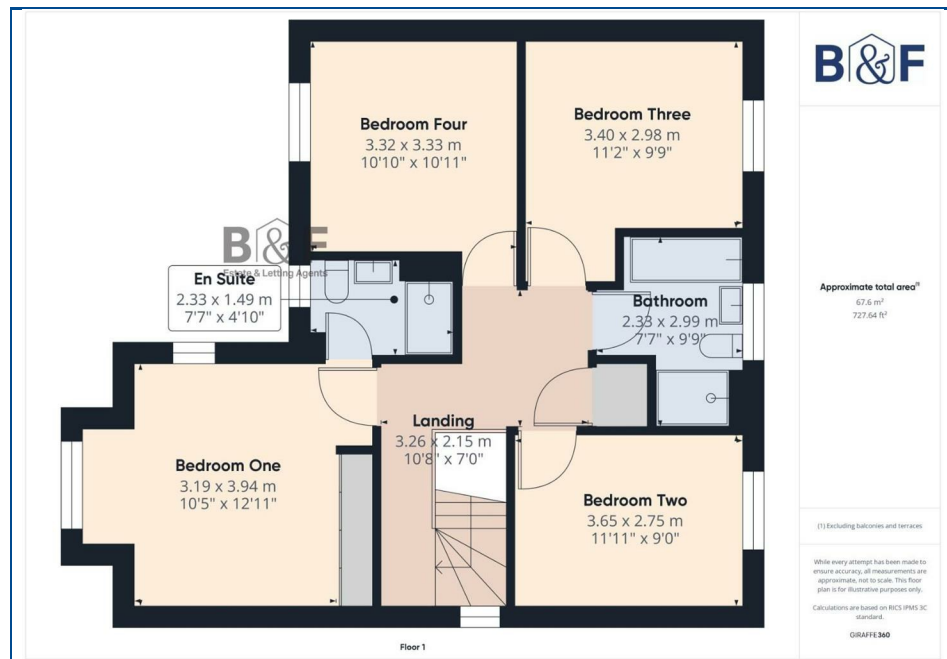
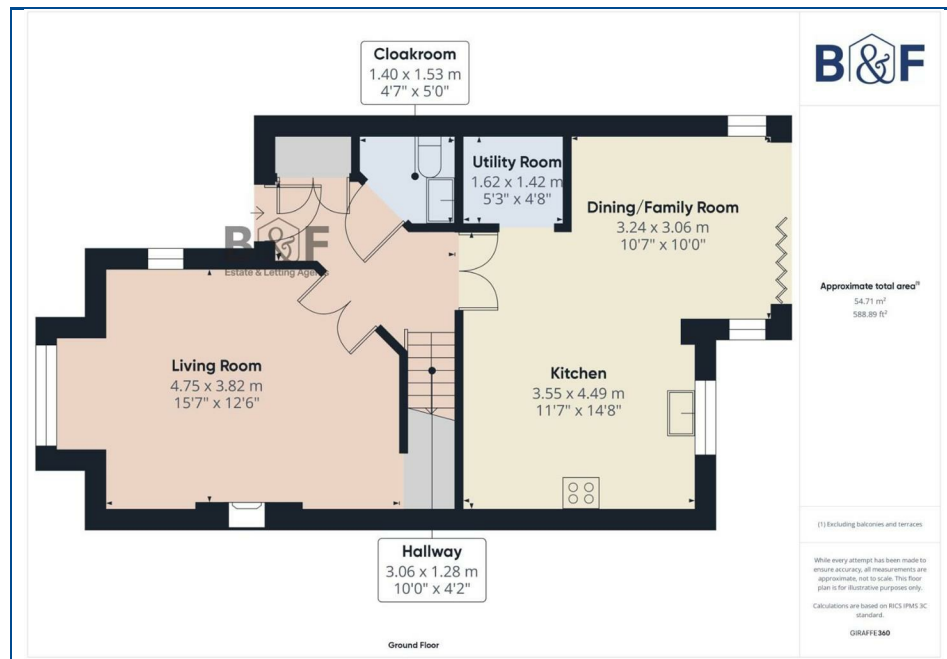
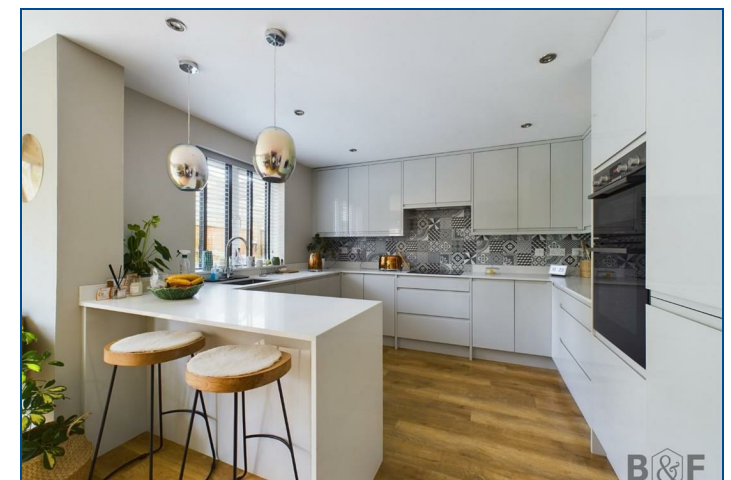
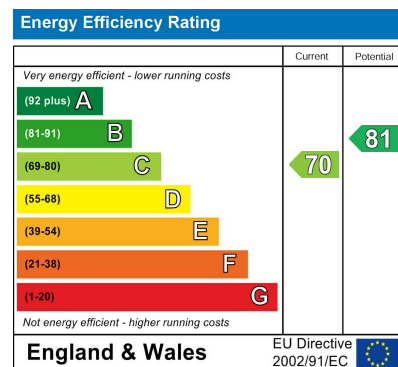


# Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Super Condition
- Two Bathrooms
- Over Looking Woodland/Green
- Close To Cycle Path
- Detached
- Four Double Bedrooms
- Large Garage
- Quiet Backwater
- Short Commute To Ring Road
- Large Family Home



**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.

**7 Merritt Way, Mangotsfield, Bristol, BS16 9QR**  
**Offers In The Region Of £499,950**



- Hallway
- Cloakroom
- Sitting Room
- Kitchen Diner/Family Room
- Utility Room
- Landing
- Bedroom One
- En-suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Outside
- Generous Garage
- Off-Street Parking
- Enclosed Rear Garden

We are thrilled to be able to offer for sale this stunning four bedroom detached home, which is tucked away in this quiet backwater overlooking a woodland/green. The property is deceptively spacious and extremely versatile and would suit the larger family.

The house has been vastly improved in recent years with replacement cloakroom, beautifully fitted kitchen/dining/family room and new bathroom. The house is in excellent throughout.

The accommodation comprises hallway, cloakroom, sitting room, fitted kitchen/diner/family room, utility room, on the ground floor with four double bedrooms (master with en-suite) and bathroom on the first floor.

There is a generous garage with off-street parking to the front of the property and a fully enclosed landscaped rear garden.

Situated in this popular cul-de-sac, only a stones throw from the Bristol & Bath cycle track, with a short commute to the ring road and motorway network, offering good access to Bath and Bristol.

Rarely do properties of this size and quality come to the market. We fully recommend an early viewing.

Energy Rating C. Council Tax E.

**\*\* PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR \*\***

