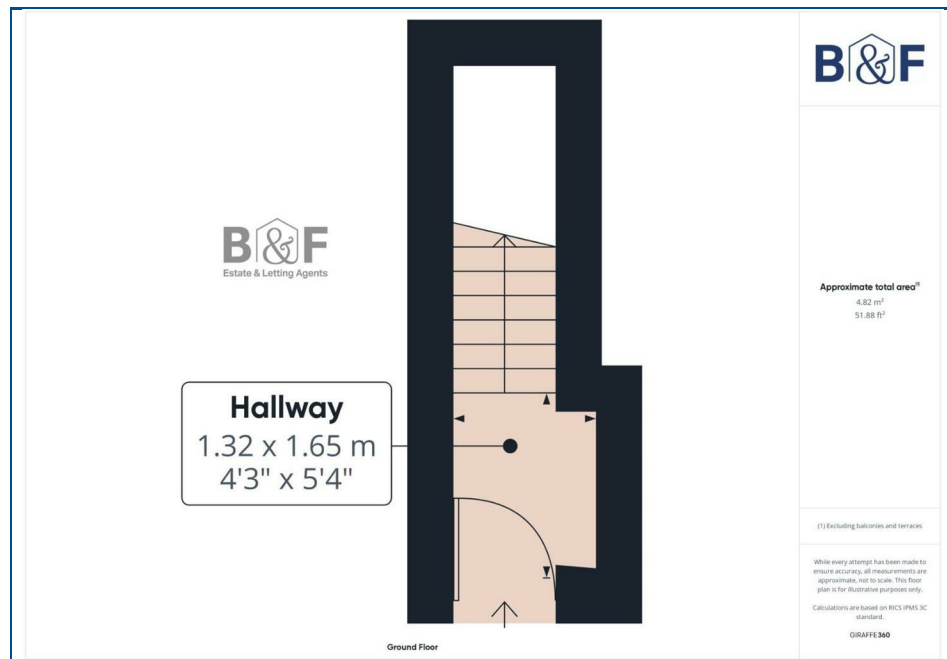


Brunt & Fussell

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



- Two Double Bedrooms
- Good Transport Links
- Gas Central Heating
- Overlooking Green
- Close to Cycle Path
- Private Entrance
- Double Glazed
- Off-Street parking
- Popular Location
- Good Order

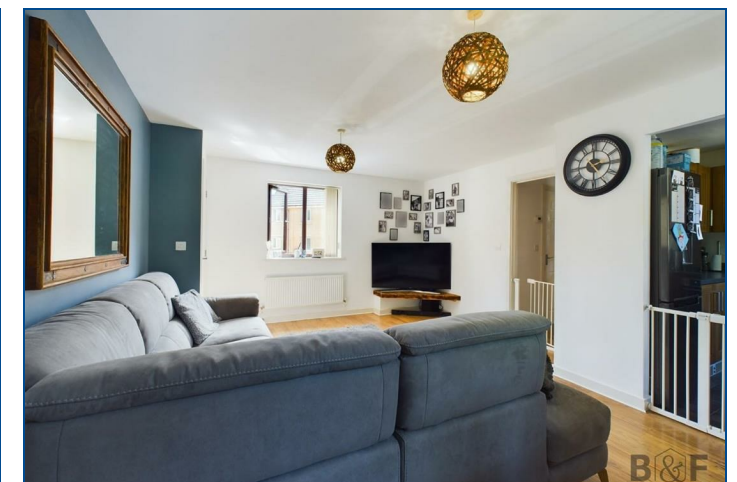
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



16 Jinty Lane, Mangotsfield, Bristol, BS16 9QZ
£234,950



- Hallway
- Lounge/Diner
- Kitchen
- Inner hall
- Bedroom One
- Bathroom
- Bedroom Two
- Off street Parking

Offered with no chain, is this fine contemporary and quirky two bedroom modern coach house with off-street parking. The property was built by Barrett Homes on 2000 and is positioned on the edge of this popular development overlooking a green. The accommodation comprises private entrance to hallway, stairs leading to lounge/diner, inner hallway leading to, two double bedrooms and bathroom.

Other benefits include gas central heating and uPVC double glazing. 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. In our opinion this fine property is sure to be of interest to the first-time-buyer. We fully recommend an early viewing. Energy Rating C. Council Tax B.

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

