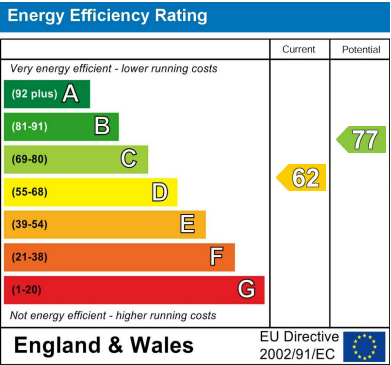


- Four Double Bedrooms
- Excellent Order
- Double Garage
- Double Glazing
- Wonderful Family Home

- Two Bathroom's
- Lovely Gardens
- Off-Street Parking
- Gas Central Heating
- Must Be Viewed



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.

# Brunt & Fussell

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



67 Mangotsfield Road, Mangotsfield, Bristol, BS16 5NA  
Offers In The Region Of £700,000



- Storm Porch
- Hallway
- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room
- Kitchen/Breakfast Room
- Lounge/Diner
- Landing
- Bedroom Four
- Bathroom
- Outside
- Double Garage
- Off-Street Parking
- Gardens to Front, side and Rear.

We are thrilled to be able to offer for sale this truly unique, extremely private, outstanding four bedroom detached Dormer bungalow, with lovely mature enclosed gardens, double garage and off-street parking. The property is set in a generous plot, in an elevated position with great views. On a clear day you will be able to look out towards Wales. The property is excellent order throughout and comprises storm porch, hallway, three double bedrooms, shower room, luxury fitted kitchen/breakfast room, utility room, large lounge/dining room to the ground floor with double bedroom and family bathroom to the first floor. Other benefits include gas central heating and uPVC double glazing. Situated on this sought after road only a short walk away from Page Park, and the facilities of Staple Hill, Mangotsfield, Downend and the Bristol to Bath Cycle path are close by. The property has excellent transport links to the Avon ring road and motorway networks. In our opinion this property would ideally suit the growing family, and we fully recommend an early viewing, to appreciate the size and quality of this splendid home. Council Tax Band D. Energy Rating D.

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

