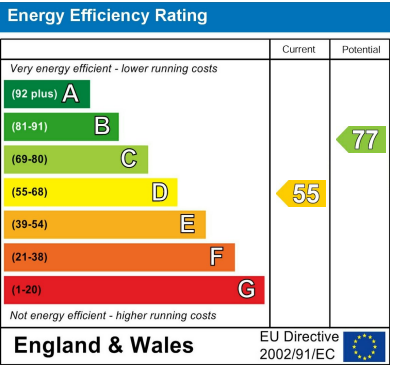


- Stunning House
- Lots Of Character
- Mature Secluded Gardens
- Quiet Backwater
- Delightful Walks
- Four Double Bedrooms
- Good Order
- Off Street Parking
- Three Reception Rooms
- Good Access to Motorway Network



MONEY LAUNDERING REGULATIONS 2003

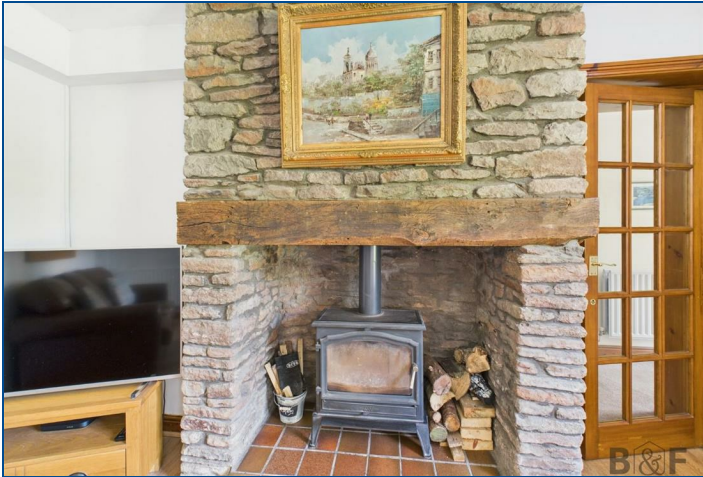
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



1 Brook Lane, Stapleton, Bristol, BS16 1EA
£625,000



OFFERED WITH NO CHAIN. We are delighted to offer for sale this fabulous, extremely versatile and deceptively spacious, extended four double bedroom semi-detached home with lots of charm and character. We understand that the original property dates back some 300 years.

This outstanding property is sure to appeal to the profession couple/growing families. Situated in this sought after backwater close to the Frome Valley/Snuffs Mills, with stunning walks along the river Frome, Oldbury Court and Stoke Park.

The accommodation comprises entrance vestibule, hallway, shower room, sitting room/bedroom, living room with stone inglenook fireplace and wood burner, dining room, kitchen/breakfast room, spacious landing, four double bedrooms, (master with vaulted ceiling and dressing area) and family bathroom. There are delightful mature secluded gardens with ample off-street parking.

Stapleton village is a short walk away there is good access to the motorway network, cycle path and the Bristol City Centre.

We fully recommend an early internal inspection.

Energy Rating D. Council Tax D.

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

- Entrance Vestibule 3 x 4'2
- Hallway 3 x 11'4
- Sitting Room/Bedroom 12'10 x 10'7
- Cloakroom 3'8 x 9'9
- Living Room 14'9 x 12'10
- Dining Room 11'5 x 13
- Kitchen/Breakfast Room 9 x 18'7
- Spacious Landing 28'6 x 3'9
- Inner Landing 2'11 x 13'10
- Bedroom One 12'11 x 10'7
- Dressing Area 7'1 x 4'9
- Bedroom Two 14 x 9'1
- Bedroom Three 11'7 x 8'11
- Bedroom Four 9'10 x 12'8
- Family Bathroom 5'6 x 9'2
- Outside
- Secluded Gardens
- Off-Street Parking

