

**197 Soundwell Road, Soundwell, Bristol,
BS16 4RP**

£350,000



We are delighted to offer for sale this excellent three bedroom detached house with large fully enclosed garden. This property is sure to appeal to the family and the accommodation briefly comprises; entrance vestibule, hallway, lounge, dining room, kitchen, shower room, rear porch, three double bedrooms and family bathroom. Outside there is a garage with doors at both ends, which leads to a beautiful 200ft (60.91m) enclosed garden, which is sure to be a childrens paradise. The house benefits from gas central heating and double glazed windows. Situated in this popular road close to local amenities, bus routes and schools.

Entrance Vestibule

Via upvc double glazed front door, solid Oak inner door to...

Entrance Hall

Radiator, stairs to first floor, door to garage, doors to...

Dining Room 13' 2" x 10' 9" (4.01m x 3.27m)

Radiator, port hole and picture window, coving.

Lounge 14' 7" x 13' 2" (4.44m x 4.01m)

Feature open fireplace, radiator, picture rail, opening to understairs cupboard, port hole window into dining room, door to...

Kitchen 11' 3" x 9' 7" (3.43m x 2.92m)

One and half bowl stainless steel sink unit, excellent range of light Oak wall and base units, ample working surfaces, tiled splash backs, gas hob, double electric oven, breakfast bar, tiled floor, door to tiled lobby, door to...

Utility Room/Shower room

Shower cubicle with mains shower, pedestal wash hand basin, low level wc, plumbing for automatic washing machine, panelled splash backs.

Rear Porch

Via upvc double glazed construction, upvc double glazed French doors to rear garden.

Spacious First Floor Landing

Doors to...

Bedroom One 13' 6" x 11' 10" (4.11m x 3.60m)

Radiator, telephone point.

Family Bathroom

White suite comprising panel bath with electric shower over, close couple wc, pedestal wash hand basin, extensively tiled walls, tiled floor, access to loft space, spot lights, heated towel rail.

Bedroom Two 11' 9" x 10' 9" (3.58m x 3.27m)

Dado rail, radiator.

Bedroom Three 11' 8" x 10' 6" (3.55m x 3.20m)

Fitted cupboard, radiator.

Front Garden

Small wall and hedge garden. Garage, power and light, folding doors to the front and roller door to the rear, offering access to the garden.

Rear Garden 200' (60.91m)

Beautiful 200ft (60.91m) fully enclosed by wall and fence, principally laid to lawn, shed, wood store, patio security lights, chicken run.



This plan is for illustrative purposes only. Not to scale.
Plan produced using PlanUp.

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.

Energy Performance Certificate



197, Soundwell Road, BRISTOL, BS16 4RP

Dwelling type: Detached house
Date of assessment: 24 August 2017
Date of certificate: 24 August 2017

Reference number: 2848-0078-7278-5833-5914
Type of assessment: RdSAP, existing dwelling
Total floor area: 108 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

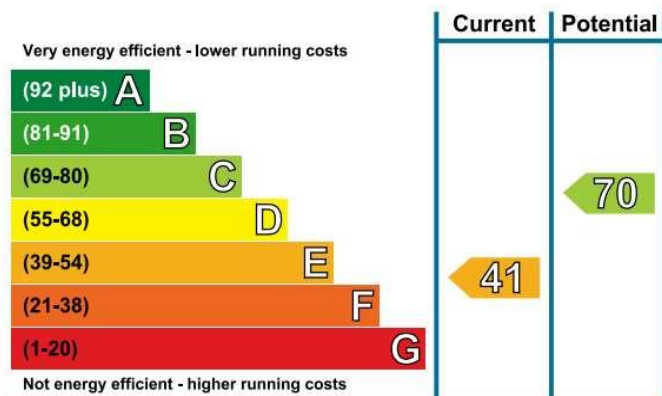
Estimated energy costs of dwelling for 3 years:	£ 4,797
Over 3 years you could save	£ 1,710

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 198 over 3 years	
Heating	£ 4,203 over 3 years	£ 2,658 over 3 years	
Hot Water	£ 330 over 3 years	£ 231 over 3 years	
Totals	£ 4,797	£ 3,087	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,386	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 168	
3 Low energy lighting for all fixed outlets	£20	£ 57	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.