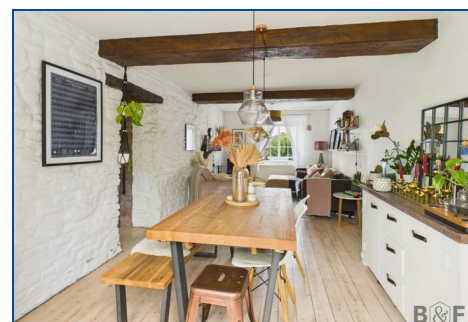
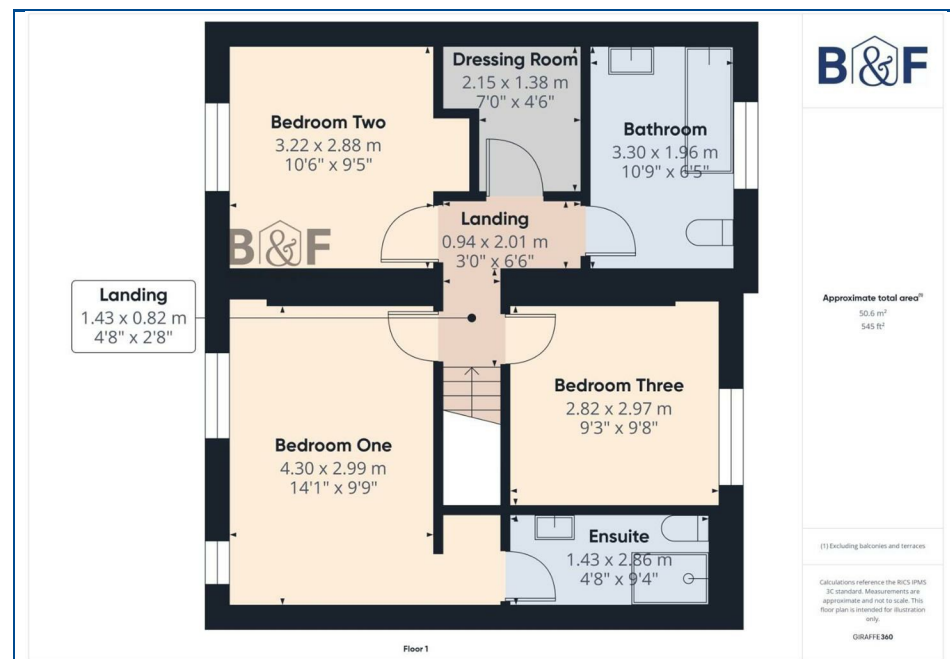
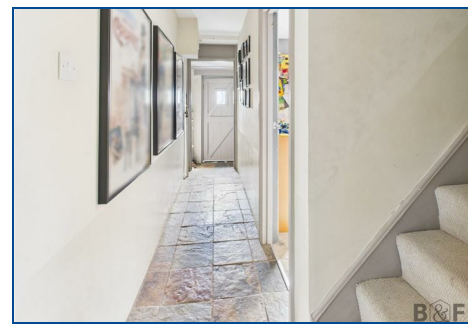
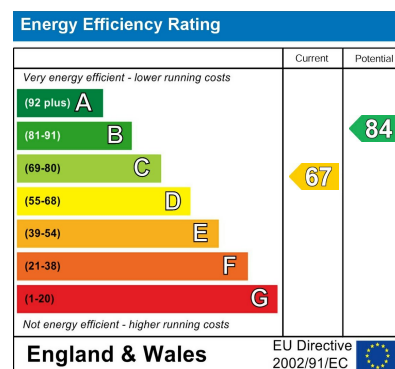


# Brunt & Fussell

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



- Stunning Cottage
- Excellent Order
- Gas Central Heating & D/G
- Situated in the Heart of Staple Hill
- Off-Street Parking
- Original Features
- Three Double Bedrooms
- Mult-Burner
- Private Gardens
- Must Be Viewed

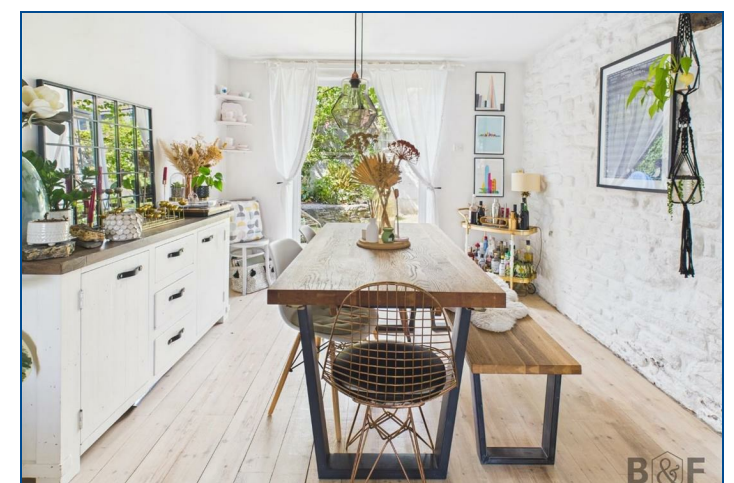
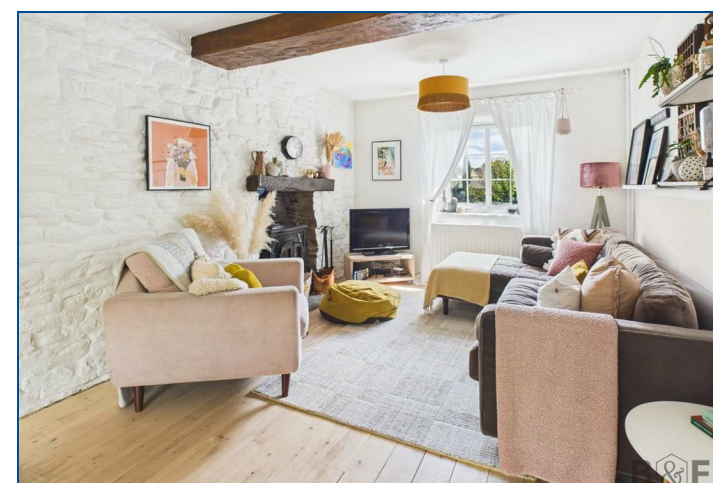


#### MONEY LAUNDERING REGULATIONS 2003

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.



**39 Seymour Road, Staple Hill, Bristol, BS16 4TF**  
**£425,000**





We are delighted to offer for sale this stunning three bedroom extended cottage, believed to date back over 200 years. The cottage has been fully renovated in recent years and offers some original features including exposed stone walls, Oak beams, lintels and stripped floors, whilst having the comforts of modern day living.

The property benefits from gas central heating, multi burner and uPVC double glazing. The cottage has been sympathetically updated and decorated and comprises entrance vestibule leading to hallway with slate floors, snug/sitting room, fitted kitchen/breakfast room, lounge/dining room with stripped floors and French doors leading to garden, three generous bedrooms (master with ensuite) dressing room and family bathroom.

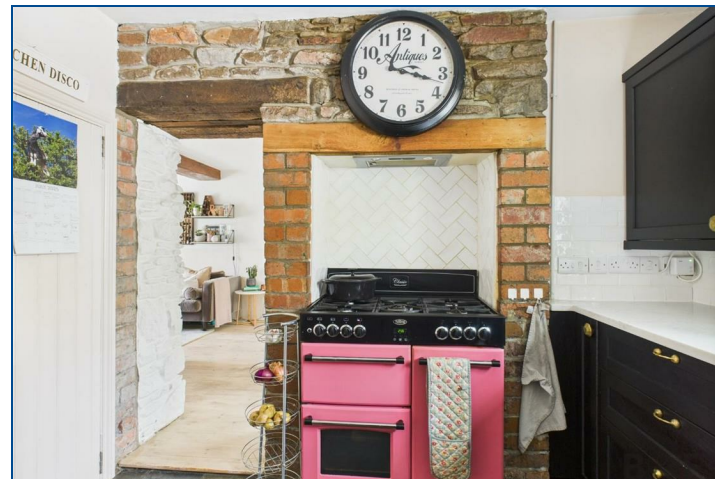
Outside the cottage off street parking and a private fully enclosed, mature private courtyard gardens to front and rear, so you can enjoy those sunny days.

Conveniently situated in the heart of Staple Hill, close to local shops, pubs, Page Park, schools, bus routes and the Bristol to Bath cycle track. The ring road and motorway network is only a short commute away.

We strongly recommend an early viewing.

Energy Rating D. Council Tax Band C.

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



#### Entrance Vestibule 5'11 x 3'8

Via front door with Slate floor, leading to...

#### Hallway 3'1 x 14

Slate floor, radiator, exposed stone wall, LED lighting, stairs to first floor, doors to...

#### Snug/Sitting Room 11'1" x 10"

Open Inglenook fireplace looking through to lounge, radiator.

#### Kitchen/Breakfast Room 13'9 x 9'11

Fine range of wall and base units, ample granite working surfaces and matching breakfast bar, double bowl Belfast sink, LED lighting, integrated washing machine and dishwasher, walk in pantry/utility cupboard, exposed stone wall, door to...

#### Lounge/Dining Room 23'3 x 10'6

Inglenook fireplace with multi burner, TV point, exposed stone wall, two exposed beams, radiator, stripped floor boards, uPVC French double glazed doors to courtyard garden.

#### First Floor Landing 3 x 6'6

Exposed beams, stone wall, access to loft space, doors to...

#### Bedroom One 14'1 x 9'9"

Painted floor boards, radiator, TV point, feature fireplace with mantle, opening to lobby area with fitted shelves, door to...

#### Ensuite 4'8 x 9'4

Comprising Vanity wash hand basin, close WC, shower cubicle with mains shower, Velux window, LED lighting, heated towel rail.

#### Bedroom Two 10'6 x 9'5

Painted floor boards, radiator, exposed stone wall.

#### Bedroom Three 9'3 x 9'8

Painted floor boards, radiator, exposed stone wall.

#### Dressing Room 7' x 4'6"

Fitted shelving and hanging rails.

#### Family Bathroom 10'9 x 6'5

Comprising wooden panelled bath with mixer shower, pedestal wash hand basin, close couple WC, exposed stone wall, extractor fan, brass heated towel rail.

#### Outside

Off-street parking, gate leading to private fully enclosed front garden, principally laid to block paving and patio area with mature shrubs. Fully enclosed mature rear garden, principally laid to lawn, patio area, outside light.

