

for sale

£180,000 Leasehold



Westward Road Bedminster Down BRISTOL BS13 8DB

This beautifully-presented garden flat has plenty to offer! With a spacious lounge which benefits from an area for dining, a stylish separate kitchen with both wall and base units, a well-proportioned double bedroom, as well as a modern bathroom suite with a bath and overhead shower.



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Property Details

Entrance Hallway

You are welcomed into this beautifully-presented property via a double-glazed door to the front. The hallway has a cupboard for extra storage space, a wall-mounted radiator and is laid with stylish 'wood-effect' laminate flooring.

what once was an old coal store!

Lounge/Dining Area 13' x 12' 1" (3.96m x 3.68m)

A spacious dual living space which benefits from a sizeable double-glazed window to the front, allowing for plenty of natural daylight to enter the room. There is also space for a small dining table and chairs, as well as a slate tiled fireplace with oak mantle, a wall-mounted radiator, a telephone point, a television point and is laid with carpet which would benefit from being replaced.

Kitchen 10' x 7' 10" (3.05m x 2.39m)

A stylish, fitted kitchen which comprises both wall and base units, 'wood-effect' work surfaces with clean tiled splashbacks, a 1.5-bowl sink/drainage and a double-glazed window located above. Additional benefits include an electric double oven with hob and cooker hood, an integrated dishwasher, plumbing for a washing machine, space for a tall, freestanding fridge/freezer, there is a wall-mounted radiator and is laid with 'wood-effect' laminate flooring.

Bedroom 10' 1" x 10' (3.07m x 3.05m)

A well-proportioned double bedroom which comprises a double-glazed window to the rear, quality fitted wardrobes, as well as a sizeable built-in cupboards for ample storage space, a wall-mounted radiator and is laid with carpet which would benefit from being replaced.

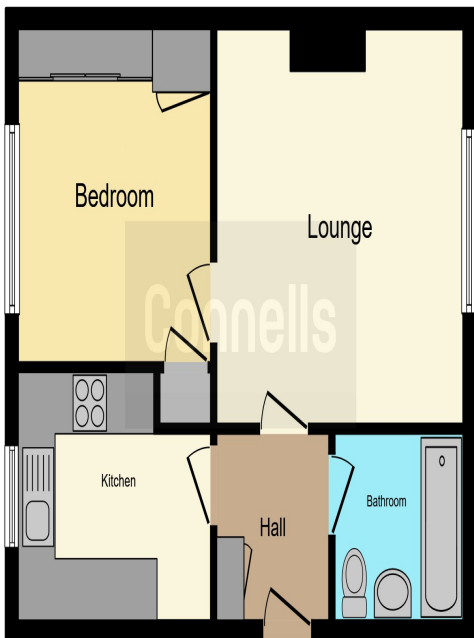
Bathroom

A modern bathroom suite which includes a bath with a mixer-tap, overhead shower and a shower screen, a low-level WC, a beautiful wash hand basin with wooden shelving below and to the left, clean tiled splashbacks, an extractor fan, a wall-mounted radiator and is laid with 'wood-effect' laminate flooring.

Gardens

The property includes plenty of outside space; the front garden, enclosed with tall, well-kept hedges for privacy, as well as a generously-sized rear garden which is located to the right of the footpath, down to the fence at the end. The garden features an incredibly well-maintained lawn, a concrete outbuilding (up to the gate) which provides useful storage space, and additional storage space underneath the flat in





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
 BRISTOL BS3 1JN

Property Ref: BMR311672 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as **Leasehold packs**.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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