



Not for marketing purposes INTERNAL USE ONLY

Watchill Close  
BRISTOL



### Property Description

This home offers a vast array of open green spaces, well regarded schools and local amenities close by, including the popular Imperial Retail Park only a 5 minute drive away providing a wide range of retail choice. There is easy access to Bristol International Airport and into Bristol City Centre making it a fantastic location for commuters, keen shoppers and access to further transport links including Temple Meads Train Station, the M32, M5 for access to Devon/Cornwall or M4 to London.

### Entrance Hall

spacious entrance hall way leading to kitchen area

### Kitchen

18' 2" x 9' 8" ( 5.54m x 2.95m )  
Matching base and head units. Space for oven with extractor fan over. Space and plumbing for washing machine/dishwasher. Space for fridge/freezer.

### Lounge

18' 2" x 13' 10" ( 5.54m x 4.22m )  
spacious lounge double glazed window to front elevation, french doors to rear of property.  
carpeted.

### Bedroom One

15' 1" x 11' 1" ( 4.60m x 3.38m )  
spacious master bedroom with double glazed window to front of the property

### Bedroom Two

12' 8" x 9' 8" ( 3.86m x 2.95m )

**Bedroom Two**  
12' 8" x 9' 8" ( 3.86m x 2.95m )  
spacious double room double glazed window to rear

### Bathroom

family bathroom suite.

### Bedroom Three

9' 3" x 8' 3" ( 2.82m x 2.51m )  
double glazed window to front elevation

### Driveway

### Rear Garden

fully enclosed rear garden





**Ground Floor**



**First Floor**

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243 North Street Southville  
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EPC Rating: B    Council Tax  
Band: C

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