



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

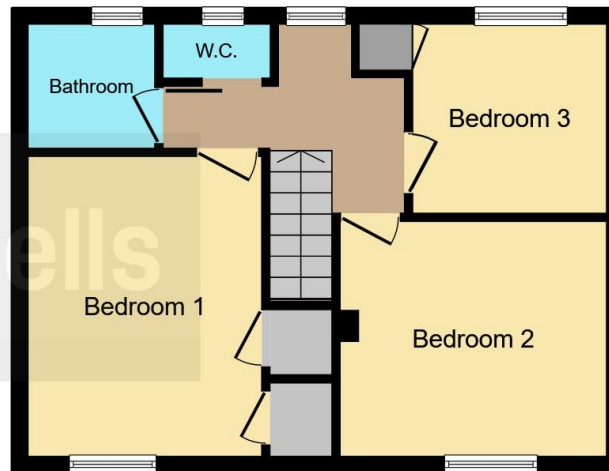
fully enclosed rear garden







**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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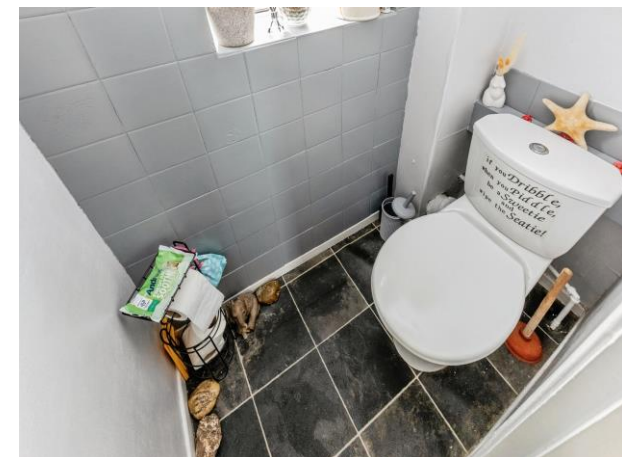
**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating: B Council Tax  
Band: C

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Tenure: Freehold



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