



Connells

Woodlands Church Road
Stoke Bishop Bristol

Woodlands Church Road
Stoke Bishop Bristol BS9 1JT

for sale offers in excess of
£730,000



Property Description

Over 1500 sq ft of modern accommodation offering generous amounts of living space and comprises entrance hallway, 17ft living room, 17ft kitchen, three double bedrooms (master with en-suite) 14ft study/nursery, balcony with far reaching views, 11ft store room and under floor heated bathroom. Further benefits include 15ft conservatory, front side and rear "wrap around" gardens, off road parking and 18ft square garage/workshop.

NO ONWARD CHAIN.

Underfloor heating

Front Garden

Rear Garden

Garage/Workshop

18' 9" x 18' 8" (5.71m x 5.69m)

Off Road Parking

Entrance Porch

Entrance Hall

Store Room

11' 9" x 3' 3" (3.58m x 0.99m)

Lounge

17' 8" x 16' 6" (5.38m x 5.03m)

Kitchen

17' 9" x 11' 9" (5.41m x 3.58m)

Bedroom

13' 8" x 11' 3" (4.17m x 3.43m)

Bedroom With Ensuite

14' 6" x 12' 4" (4.42m x 3.76m)

Bedroom

12' 9" x 7' 9" (3.89m x 2.36m)

Bedroom Four/Dressing Room

14' 5" x 7' 2" (4.39m x 2.18m)

Bathroom









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

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6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: C

Council Tax
 Band: E

Service Charge:
 1080.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT309130

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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