



Arbutus Drive Bristol BS9 2PN

for sale offers in excess of
£525,000



Property Description

Coombe Dingle is a suburb of Bristol, centred near where the Hazel Brook tributary of the River Trym emerges from a limestone gorge bisecting the Blaise Castle Estate to join the main course of the Trym.

Historically this area formed part of the parish of Westbury on Trym, and is now part of Kingsweston Ward of the city of Bristol. South of Coombe Dingle is Sea Mills; to the north is Kingsweston Hill; to the west are Kings Weston House and Shirehampton Park; and to the east, Henbury Golf Club and Westbury on Trym.

The inhabited place appears simply as Combe, Coomb or Coombe, meaning 'short bowl-shaped valley', in documents from the 13th century onwards and on early maps. The name applied to Coombe Farm and Coombe House. This area later became noted for its cherry orchards.

Very much in partnership with its neighbour Westbury on Trym, Coombe Dingle is well regarded by everyone in the locality for its suburb is almost like being in the country. A small haven from the city but still located in the city. Housing stock takes all forms here but for something really special look no further than Grove Road.

Coombe Dingle is perfect for anyone looking to enjoy a slower pace of life with all of the amenities enjoyed in a busy city. There are local shops on Westbury Lane and throughout nearby Stoke Bishop for all your day to day

needs, and you can easily access the city centre just five miles away.

Entrance Porch

Entrance Hall

Lounge

15' 8" x 12' 4" (4.78m x 3.76m)

Dining Room

11' 3" x 12' 4" (3.43m x 3.76m)

Kitchen

11' 1" x 9' 7" (3.38m x 2.92m)

Conservatory

9' 6" x 9' 7" (2.90m x 2.92m)

Bedroom 1

15' 8" x 11' 4" (4.78m x 3.45m)

Bedroom 2

12' 5" x 9' 3" (3.78m x 2.82m)

Bedroom 3

9' 8" x 7' 5" (2.95m x 2.26m)

Bathroom

Front Garden

Rear Garden

Parking

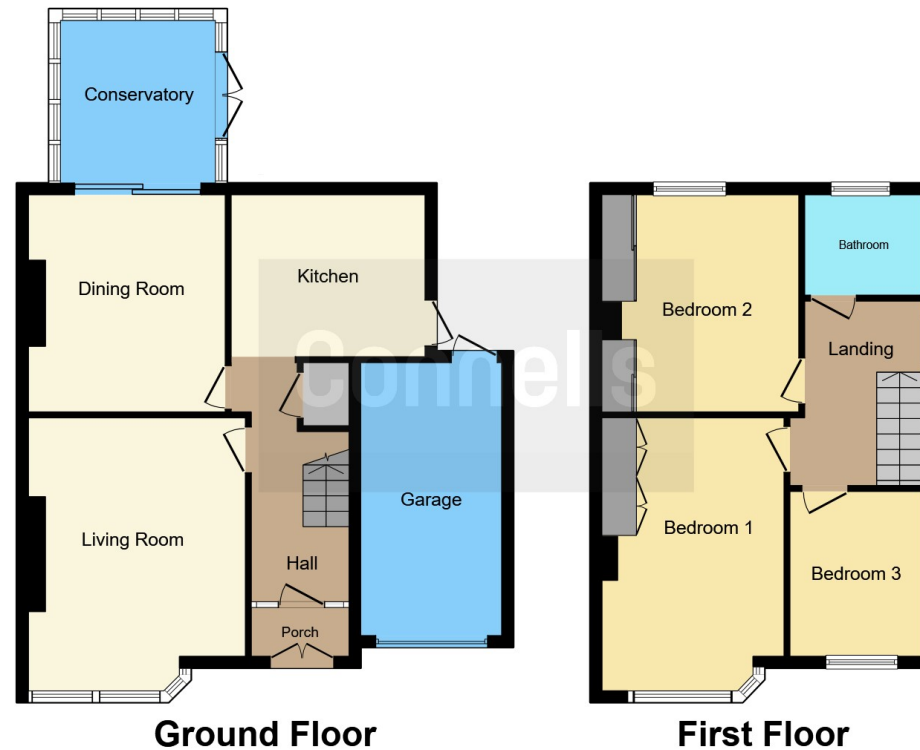
Garage/Utility

15' 1" x 18' 1" (4.60m x 5.51m)









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

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6 Canford Lane
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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Property Ref: WOT309175 - 0005