



20 Addiscombe Road
Whitchurch, Bristol, BS14 9QQ

Robin King | Estate Agents

20 ADDISCOMBE ROAD, WHITCHURCH, BRISTOL, BS14 9QQ

A well-presented, extended, 3 bedroom semi-detached property in Whitchurch with open plan living space and large, private garden.

APPROX 1145 SQ. FT OF FLEXIBLE ACCOMMODATION • 3 BEDROOMS • 2 BATHROOMS • SNUG • UTILITY • LARGE GARDEN • DRIVEWAY AND OFF-STREET PARKING • POPULAR LOCATION • DRIVEWAY PARKING • EASY ACCESS TO MAINLINE RAILWAY SERVICES AT BRISTOL TEMPLE MEADS (LONDON PADDINGTON 114 MINS)/BRISTOL AIRPORT/M5

As you step through the front door of 20 Addiscombe Road, you're greeted by a welcoming porch with ample storage room for shoes and coats. Into the hallway, to your left, you will find the snug. A cosy retreat with carpeted flooring and boasting an electric fire, it is perfect for those chilly evenings when you want to unwind with a good book or watch a film.

To the right, at the heart of the home, is a modern open plan kitchen/diner/living room combination, completed in 2019. This open-plan layout is ideal for entertaining guests or simply enjoying everyday family life. The kitchen features sleek grey wall and base units, complemented by a 7-ring burner range, space for a dishwasher and undercounter fridge/freezer. Natural light floods the space courtesy of a skylight, creating a bright and airy atmosphere. Downstairs, wooden floorboards extend throughout, adding a touch of elegance to the living areas. Conveniently located on the ground floor is a family bathroom with tiled flooring and featuring a separate bath and shower and a skylight overhead, providing plenty of natural light.

Upstairs, you'll discover three well-proportioned bedrooms, two of which are doubles. The principal bedroom boasts a charming bay window, overlooking the front of the property and flooding the room with sunlight. Completing the first floor level is a shower room, providing additional convenience for the household. Unique to this property, the loft space has been thoughtfully used to create a functional office, offering a quiet and private area for remote work or creative pursuits. Accessible via a ladder, this versatile space can be tailored to suit your specific needs and could benefit from full conversion STPP.





Outside - the large garden is perfect for outdoor gatherings or alfresco dining. A spacious decking area at the front provides the ideal spot for hosting guests or enjoying summer barbecues. Towards the rear, a shed offers practical storage solutions, while the rest of the garden is laid to lawn. To the front of the property, there is ample driveway parking and a lawned garden.

Location – Situated approximately 5 miles south of Bristol city centre, Whitchurch enjoys convenient access to the city's amenities while retaining a sense of peaceful suburban living. The area benefits from excellent transport links, with regular bus services connecting residents to Bristol city centre and surrounding areas. Additionally, the nearby A37 provides swift access to the motorway network, facilitating easy travel across the region. Whitchurch offers a range of local amenities to cater to residents' everyday needs; shops, supermarkets, and convenience stores, are all within easy reach. Additionally, Whitchurch boasts a selection of schools, healthcare facilities, and recreational spaces, providing a well-rounded community environment for families.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

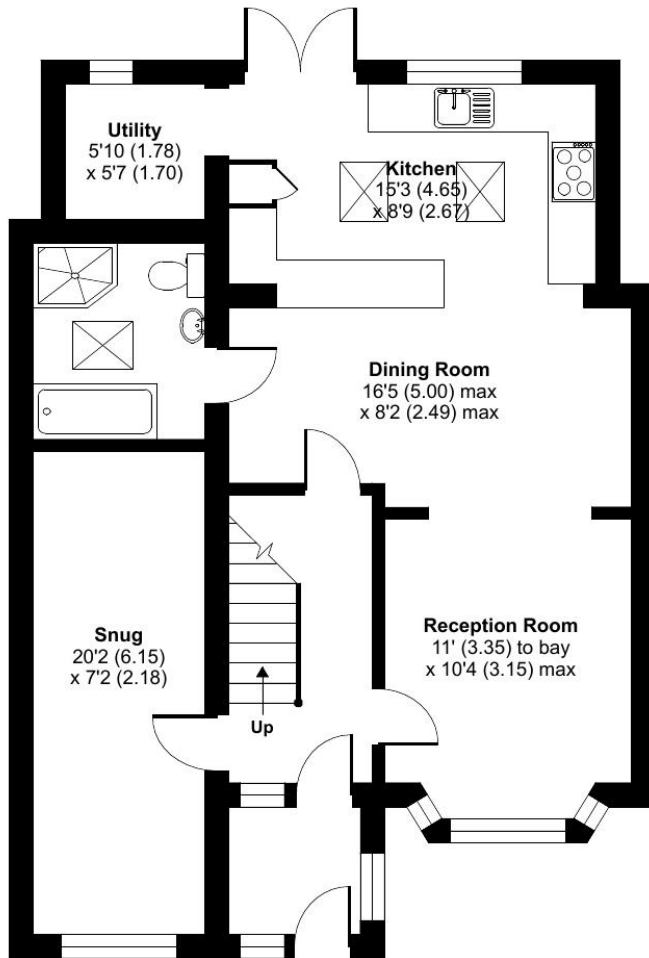
SERVICES – All mains services

EPC RATING – D

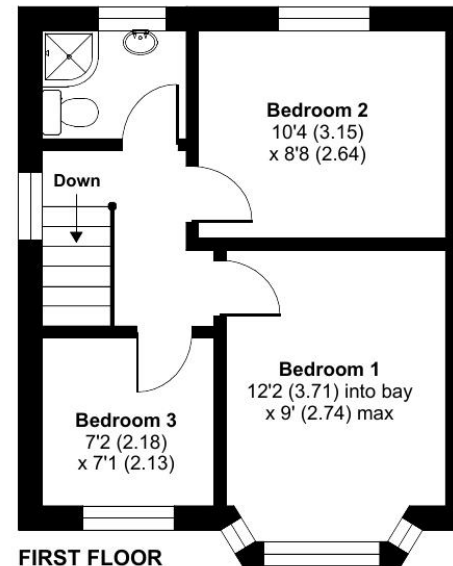
LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2345 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Addiscombe Road, Bristol, BS14

Approximate Area = 1145 sq ft / 106.3 sq m
For identification only - Not to scale



GROUND FLOOR



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT