

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

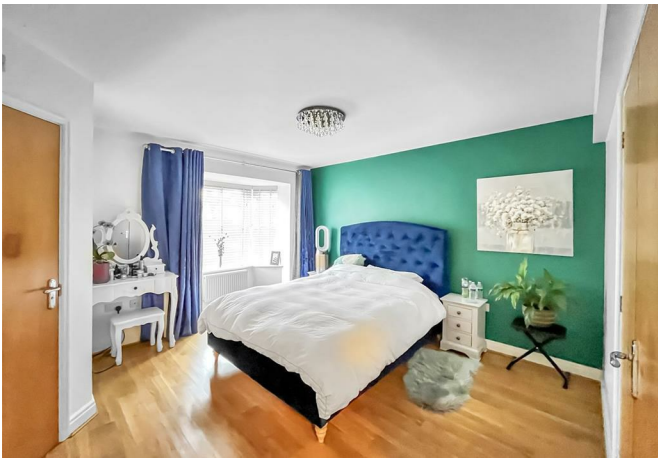
Like what you see?



10 Trescothick Drive, Oldland Common, Bristol, BS30 9TB

£489,950





Council Tax Band: E | Property Tenure: Freehold

FIVE DOUBLE BEDROOM TOWNHOUSE!! TWO RECEPTIONS!! KITCHEN/DINER!! PARKING!! REAR GARDEN!! BEAUTIFULLY PRESENTED!! CUL-DE-SAC POSITION!! EN-SUITE!! UTILITY ROOM!! Blue Sky are delighted to offer for sale this spacious and beautifully presented townhouse located on Trescotthick Drive in Oldland Common. The property is perfect for any growing family and offers great access to local schools, amenities of Oldland Common high street and great road links to Bath and Keynsham. The accommodation comprises: hall, cloakroom, kitchen/diner, lounge, study and utility room to the ground floor. On the first floor you will find bedroom one with en-suite, bedroom five, four and family bathroom. The second floor boasts bedroom two, three and another bathroom. Externally the property offers driveway parking to front and a rear garden with shed and outbuilding. Make sure this home is top of your to view list!!

Entrance Hall

16'9" x 6'6" into stairs (5.11m x 1.98m into stairs)

Double glazed door to front, radiator, storage cupboard, stairs to first floor landing.

Cloakroom

5'10" x 2'9" (1.78m x 0.84m)

Double glazed window to front, radiator, WC, wash hand basin, wood effect flooring, fuse board.

Kitchen/Diner

19'2" max x 9'3" (5.84m max x 2.82m)

Integral dishwasher, integral fridge/freezer, double glazed bay window to front and double glazed window to side, radiator,

wall and base units, worktops, tiled splashbacks, space for appliance, one and a half bowl sink and drainer, gas hob, cooker hood, double oven, under unit lighting.

Lounge

11'11" max x 16'4" (3.63m max x 4.98m)

Double glazed French doors to rear, double glazed window to rear, wood effect flooring, radiator, spotlights.

Utility Room

10'8" max x 9'4" max (3.25m max x 2.84m max)

Double glazed door to garden, double glazed window to rear, integral washing machine,

radiator, shower tray, base units, spotlights, extractor fan, space for tumble dryer, Belfast style sink, worktops, splashbacks, tiled flooring.

Study

13'10" max x 8'8" max (4.22m max x 2.64m max)

Double glazed window to front, radiator, spotlights.

First Floor Landing

4'3" max x 17'3" into stairs (1.30m max x 5.26m into stairs)

Radiator, airing cupboard housing hot water tank.

Bedroom One

17'11" max into wardrobe x 13'1" max to cupboard d (5.46m max into wardrobe x 3.99m max to cupboard do)

Double glazed bay window to front, two radiators, wood effect flooring, built in wardrobe, over stairs storage cupboard, door to en-suite.

En-Suite

6'1" max x 5'7" max (1.85m max x 1.70m max)

Double glazed window to front, radiator, shaver point, WC, wash hand basin, shower cubicle, extractor fan, part tiled walls.

Bedroom Four

21'1" x 8'10" (6.43m x 2.69m)

Skylight window to rear, double glazed window to front, radiator, wood effect flooring.

Bedroom Five

9'1" x 9'6" (2.77m x 2.90m)

Double glazed window to rear, radiator, wood effect flooring.

First Floor Bathroom

9'1" max x 6'5" max (2.77m max x 1.96m max)

Double glazed window to rear, radiator, shaver point, WC, wash hand basin, extractor fan, part tiled walls, enclosed bath with shower head off taps, shower screen.

Second Floor Landing

6'1" x 9'10" (1.85m x 3.00m)

Skylight window to side.

Bedroom Two

12'5" x 16'4" (3.78m x 4.98m)

Skylight window to side, double glazed window to front, radiator, wood effect flooring.

Bedroom Three

9'1" max x 16'4" max (2.77m max x 4.98m max)

Double glazed window to rear, radiator, loft access, wood effect flooring, built in wardrobe housing gas boiler.

Second Floor Bathroom

6'1" x 6'1" (1.85m x 1.85m)

Skylight window to side, WC, wash hand basin, radiator, enclosed bath with shower head off taps, shaver point, part tiled walls.

Rear Garden/Parking

Enclosed rear garden, patio shed with power, gated side access, outside tap.

Front: Driveway parking, patio to front.

Outbuilding

7'10" x 12'10" (2.39m x 3.91m)

Double glazed window to side, door to garden, skylight, tiled flooring, spotlights, radiator, wall and base units, worktop, splashback, sink/drainer, gas hob, electric oven, extractor fan.

