



8 Summer House Way, Warmley, Bristol, BS30 8ZH

Offers In Excess Of £250,000



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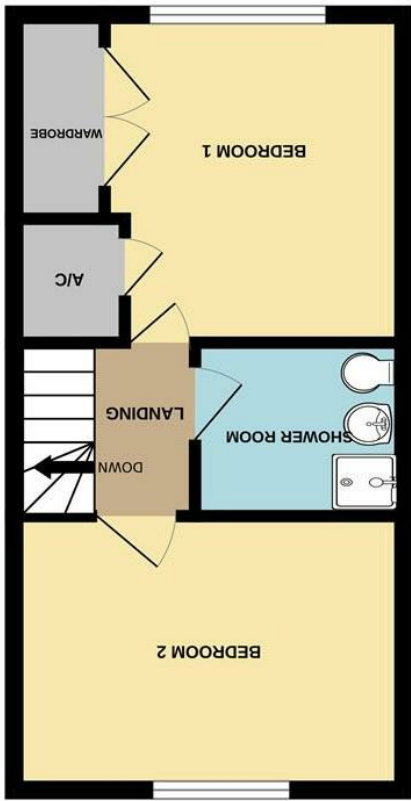
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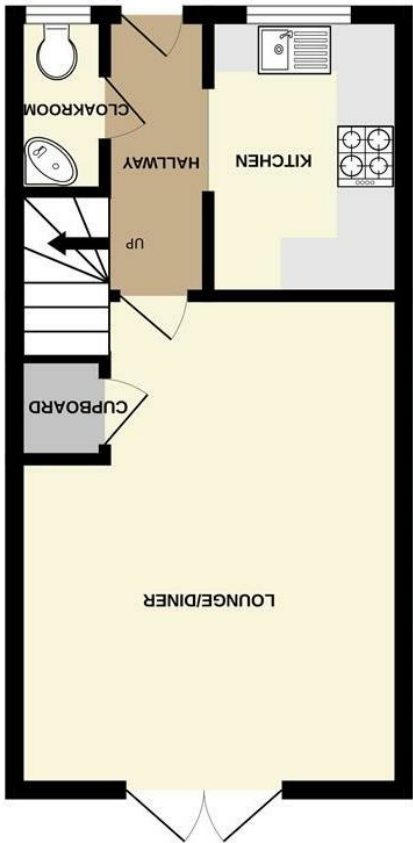
The Important Bit!

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 or 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, or asked for warranty or service certificates, so unless 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 down, 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.

1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.
Made with Mapbox ©2024



Council Tax Band: B | Property Tenure: Freehold

THE PERFECT NEST EGG FOR INVESTORS OR FIRST TIME BUYERS! Nestled in a small private development tucked away from the world behind large stone walls you'll find this delightful mid-terrace house on Summer House Way offers a wonderful opportunity for both first-time buyers and those looking to invest. Built in 2001, the property boasts a modern design while still allowing for some personal touches, as it requires a bit of modernisation to truly make it your own. The house features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in. With two double bedrooms, it provides ample space for a small family or professionals seeking a comfortable living environment and the addition of the downstairs cloakroom provides convenience, ensuring that morning routines run smoothly. One of the standout features of this property is the parking for two vehicles right outside your front door, a rare find in many urban areas. This is particularly advantageous for those who value easy access to their vehicles. Situated in a private development, the home offers a sense of community while still being close to the vibrant amenities of Bristol. Additionally, the property is conveniently located near the Bristol to Bath cycle path, making it an ideal choice for cycling enthusiasts or those who enjoy leisurely walks in picturesque surroundings. In summary, this mid-terrace house on Summer House Way presents a fantastic opportunity to create a lovely home in a desirable location. With its modern features, parking availability, proximity to outdoor activities and being brought to the market vacant with no onward chain, it is a property not to be missed!



Front Garden

Laid to stone chipping's with paved path to front door.

Canopied Porch

Over hanging canopied porch, exterior light.

Hallway

3'3" x 8'11" (1 x 2.72)

Double glazed front door with obscure glass panel, radiator, stairs to first floor.

Cloakroom

5'7" x 28'6" (1.72 x 8.7)

Double glazed obscure window to front, radiator, fuse board, mirror, corner wash hand basin with tiling, W.C.

Kitchen

9'1" x 5'5" (2.78 x 1.66)

Double glazed window to front, spot lights, gas boiler, range of wall and base units with worktop over, tiling to walls, plinth heater (not tested) inset sink and drainer with mixer tap over, single electric oven with inset gas hob above and extractor fan over, recess for washing machine and tall fridge freezer.

Lounge/Diner

12'4" x 15'7" max (3.76 x 4.76 max)

Double glazed french doors to rear, radiator, storage cupboard extending under stairs.

Landing

5'9" x 5'4" (1.76 x 1.65)

Opening to loft, part boarded.

Bedroom 1

12'0" x 9'3" (3.67 x 2.82)

Double glazed window to front, radiator, recessed double wardrobe, recessed airing cupboard over stairs housing hot water tank.

Bedroom 2

12'9" x 8'7" (3.91 x 2.64)

Double glazed window to rear, radiator.

Shower Room

5'6" x 6'4" (1.68 x 1.94)

Extractor fan, radiator, shaving point, mirrored bathroom cabinet, tiling to water sensitive areas, shower cubicle with electric shower, wash hand basin inset into vanity unit with cupboard, W.C.

Rear Garden

Enclosed by boundary fencing, patio area with shed, further decked area with gate leading to rear access path.

Parking

Brick paved driveway for 2 cars to the front of the property.

Agents Note

The vendor has advised there is a management company, Mead Fleet Management Company who deal with the site maintenance, i.e. roads, cutting of grass, tree maintenance etc. There is an annual fee of £400. There is also a one off administrative fee of £425 payable by the purchaser to Mead Fleet when purchasing the property.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

