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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 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, 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.





Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! Nestled in the desirable cul-de-sac of Roy King Gardens is this fantastic four bedroom detached family home, offering good access to the local school, amenities, green space and Bristol to Bath cycle track. The accommodation comprises: entrance hall, lounge, dining room, kitchen, cloakroom and utility room to the ground floor. The first floor boasts four good size bedrooms, bedroom one boasting an en-suite and to finish the accommodation is the main bathroom. Externally you will find a single garage, driveway parking to front and a front and good size rear garden. This property is well maintained but offers any potential buyer the opportunity to really make their mark! Don't miss the chance to make this property your own!



**Entrance Hall**  
5'7" max x 4'6" max (1.70m max x 1.37m max )  
Double glazed door, double glazed window to front, radiator, stairs to first floor landing.

**Lounge**  
16'3" into bay x 12'10" max (4.95m into bay x 3.91m max)  
Double glazed bay window to front, two radiators, gas fire (not connected).

**Dining Room**  
10'1" max x 8'9" (3.07m max x 2.67m)  
Radiator, double glazed patio doors to rear.

**Kitchen**  
9'7" x 9'5" (2.92m x 2.87m)  
Double glazed window to rear, radiator, tiled splash backs, 1 1/2 bowl sink with drainer, gas hob, electric double oven, cooker hood, under stairs storage cupboard with light, wall and base units with worktops over, integrated dishwasher.

**Utility**  
6'10" x 5'6" (2.08m x 1.68m)  
Double glazed door to rear, double glazed window to side, radiator, worktop, space for fridge/freezer, base cupboard, wall mounted gas boiler, space for washing machine.

**Cloakroom**  
5'6" x 3'1" (1.68m x 0.94m)  
Double glazed window to side, W.C, radiator, tiled walls, wash hand basin with vanity, spotlights.

**Landing**  
9'1" n/t 3'3" x 9'9" n/t 6'0" (2.77m n/t 0.99m x 2.97m n/t 1.83m)  
Airing cupboard with tank, loft access (light and boarding), L shape landing.

**Bedroom One**  
9'11" max x 16'3" into wardrobe (3.02m max x 4.95m into wardrobe)  
Two double glazed windows to front, door to en-suite, radiator, built in wardrobes with bi-folding mirror doors, fitted wardrobes, drawers and over head storage.

**En-Suite**  
4'6" max x 7'6" max (1.37m max x 2.29m max)  
Double glazed window to side, tiled walls, W.C, wash hand basin with vanity, shower cubicle, radiator.

**Bedroom Two**  
11'4" into wardrobe x 10'1" max (3.45m into wardrobe x 3.07m max)  
Double glazed window to rear, radiator, fitted wardrobes with sliding doors.

**Bedroom Three**  
8'6" max x 7'4" max (2.59m max x 2.24m max)  
Double glazed window to front, radiator, fitted wardrobes with sliding doors.

**Bedroom Four**  
9'1" n/t 6'2" x 8'0" n/t 4'5" (2.77m n/t 1.88m x 2.44m n/t 1.35m)  
Double glazed window to rear, radiator.

**Bathroom**  
5'5" x 6'7" (1.65m x 2.01m)  
Double glazed window to rear, W.C, wash hand basin, part tiled walls, enclosed bath, radiator.

**Garage/Parking**  
Up and over door to front, fuse board, power and light, driveway parking for one car.

**Rear Garden**  
Gated side access, outside tap, patio, lawn, shrubs.

**Front Garden**  
Gated side access, lawn, shrubs, canopy over front door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	83

