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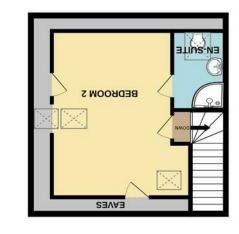
Don't forget to register and stay ahead of the crowd.

for your co-operation in order to avoid delay in agreeing comply with money laundering regulations and we ask 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 asked the institution to the purchase and identification to asked the propertion asked to provide asked to provide the provide provide provide to the provide provide to the provide to the provide provide provide provide to the provide provide to the provide provide provide to the provide pro down, reconnection charges may apply. If you wish to if services have been switched off/disconnected/drained prior to exchange of contracts. Please also be aware that to satisfy yourself as to their working order and condition, recommend you carry out your own independent checks or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We services, appliances, equipment, fixtures or fittings listed, specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the guide to room layout and design. Items shown in photographs are NOT included in the sale unless 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 However, these details and anything we've said about the you with a fair and reliable description of the property. We have carefully prepared these particulars to provide

the sale.

TST FLOOR

GROUND FLOOR





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15 Shellards Road, Longwell Green, Bristol, BS30 9DU Offers In Excess Of £450,000





Council Tax Band: C | Property Tenure: Freehold

MORE THAN MEETS THE EYE!! Blue Sky welcomes you to this impressive semi-detached bungalow located on the ever popular Shellards Road area of Longwell Green. This extended home offers space and light over two floors and is certainly worth viewing! Location is ideal as local amenities are close by as well as local schools and good road links to Keynsham and Bath. The accommodation comprises: entrance hall, cloakroom, bedroom three, bedroom one with en-suite wet room, kitchen/breakfast area and the fantastic size lounge/diner. The first floor boasts bedroom two also with an en-suite. Externally you will a good size driveway offering parking for several cars and rear garden with lawn, decking areas and workshop! Don't miss out on this wonderful home!





Entrance Hall

8'2" x 5'1" n/t 3'3" (2.49m x 1.55m n/t 0.99m) Double glazed door to side, double glazed window to side, radiator, wall unit housing fuse board, wood flooring, opening to breakfast area.

Kitchen/Breakfast Area

13'0" n/t 7'5" x 24'0" (3.96m n/t 2.26m x 7.32m) Under stairs storage cupboard, stairs to first floor landing, L shape, spotlights, wood flooring and tiled flooring, opening to lounge/diner, breakfast bar, wall and base units with worktops over, $1\,1\!/\!2$ bowl sink with drainer, splashbacks, integrated fridge/freezer, double glazed window to side and front, integrated Neff microwave, gas range cooker, cooker hood, integrated tumble dryer, integrated Neff dishwasher, integrated Neff washing machine, wall cupboard housing gas combi boiler.

Lounge/Diner

18'5" x 23'3" (5.61m x 7.09m) Two radiators, wood flooring, spotlights, two double glazed French doors to rear, feature gas burner.

Bedroom One

16'2" into bay x 10'11" (4.93m into bay x 3.33m) Double glazed bay window to front, radiator, door to wet room en-suite, fitted wardrobes, drawers and vanity.

En-Suite Wet Room (Bedroom One) 7'6" x 8'11" (2.29m x 2.72m)

Cloakroom

5'6" x 2'3" (1.68m x 0.69m) W.C, wash hand basin unit with vanity, heated towel rail, tiled flooring, extractor fan, splashbacks.

First Floor Landing

2'7" x 4'7" (0.79m x 1.40m) Spotlights, door to bedroom two.

Bedroom Two

16'6" x 11'5" max 10'10" (5.03m x 3.48m max 3.30m) Skylight windows to rear and side, eaves storage, radiator.

En-Suite (Bedroom Two)

7'10" x 3'10" (2.39m x 1.17m) Skylight to front, W.C, wash hand basin with vanity, heated towel rail, tiled flooring, tiled walls, shower cubicle, extractor fan, spotlights.

Rear Garden

Decking area, outside power, outside light, side gate, patio, pathway, lawn area, shrubs, area laid to decorative chippings, decking area with pergola, stone wall to one side.

Worktop/Storage

8'3" x 17'1" (2.51m x 5.21m) Outside power, door to front and side, two double glazed windows to front, wall and base units with worktop over, power and light.

Front/Driveway

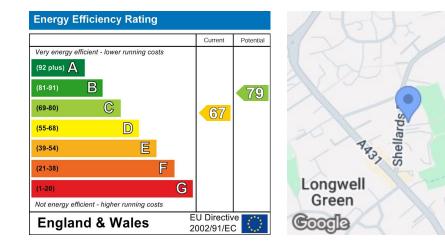




Double glazed window to front, spotlights, extractor fan, radiator, tiled walls, W.C, wash hand basin, shower, heated towel rail, wall cabinet, wall heater.

Bedroom Three

8'11" max x 6'0" n/t 5'1" (2.72m max x 1.83m n/t 1.55m) Double glazed window to side, radiator.



Gated side access, outside tap, canopy over front door, brick paved driveway, lawn, mature shrubs, outside light, wall to front, parking for several cars, bin store.

California Rd

Beach Rd

Map data @2025

