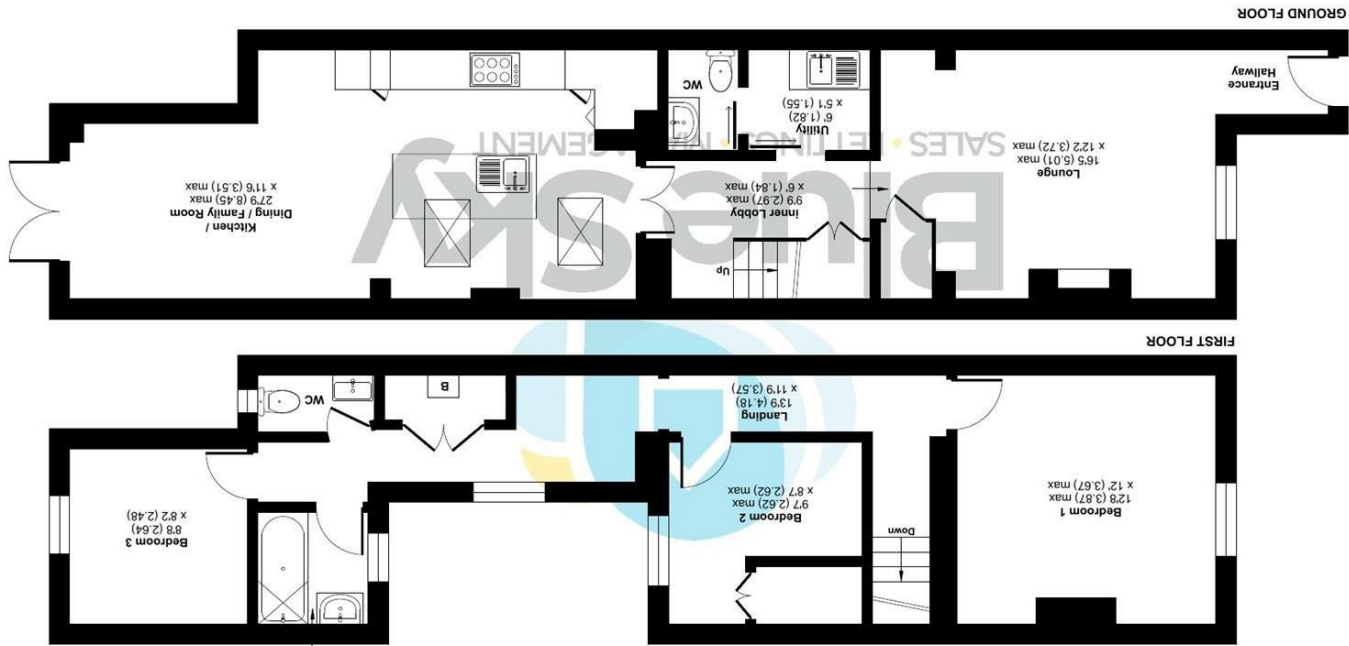




Approximate Area = 1219 sq ft / 113.2 sq m
For identification only - Not to scale

Tower Road South, Bristol, BS30



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.

The Important Bit

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Like what you see?



Council Tax Band: C | Property Tenure: Freehold

Stunning! Character meets contemporary! This charming property has been lovingly upgraded by the current owners, to provide a haven of calm and contemporary elegance. This property really is a rare gem within wonderful Warmley, and we highly recommend a viewing to appreciate all that this beautiful home offers. Kerb appeal sets the scene here, as a fantastic front garden, set back behind the driveway which provides off street parking for two vehicles. On entering the home, you could be within a high end magazine, as the styling and design is impeccable and individual. A cosy lounge area to the front has the benefit of having a log burner, providing the perfect place to snuggle up on those seasonal evenings, or in which to entertain. Through then to the impressive Kitchen/ Dining / family space. Features here include an island, steam oven, wine cooler and lots of other useful and bespoke elements. Access to the charming rear garden is off the family/dining area. There is a downstairs guest cloakroom for added convenience. This "Tardis" like property really has to be seen to be believed. To the first floor there are three bedrooms and a modern bathroom and a separate w.c. Conveniently situated with excellent access to local schools, shops and amenities, as well as great access to commuter links, this property is a must see opportunity as homes like this rarely come to market!



Entrance Hallway

Door to front with obscured triple glazed panels, smooth ceiling with recessed spotlights, Coir matting, telephone point, open to Lounge

Lounge

16'5" x 12' (5.00m x 3.66m)
Triple glazed window to front with feature shutters (will remain), smooth ceiling with recessed spotlights, feature exposed stone chimney breast housing a wood burner, set upon a hearth, wall lights, wall mounted cupboard housing fuse box, under stairs storage cupboard, two shallow steps down to inner lobby, modern column radiator plus further radiator.

Inner Lobby

9'9" x 6' (2.97m x 1.83m)
Smooth ceiling with recessed spotlights, stairs rising to first floor, sliding door leading to utility plus to guest cloak room, open access from Lounge and double doors to Kitchen/Dining/Family room, modern column radiator.

Utility

6' x 5'1" (1.83m x 1.55m)
Sliding door from inner lobby, plus door to guest cloak room, smooth ceiling with recessed spotlights, part tiled walls, range of wall and base units, plumbing and space for washing machine and tumble dryer, stainless steel sink and drainer, modern column radiator.

Cloak Room

Smooth ceiling with recessed spotlights and extractor, wash hand basin with mixer tap inset into a vanity unit with tiled splash back, wall lights, w.c, ladder style heated towel rail.

Kitchen/Dining/Family Room

27'9" x 11'6" (8.46m x 3.51m)
Two double glazed turn and tilt skylights to side aspect, double glazed French doors to rear aspect, smooth ceiling with recessed spotlights plus ceiling light, island incorporating integrated dishwasher, boiling tap/mixer tap, stainless steel sink and grooved drainer into worktop, range of storage cupboards, feature tiled wall, fitted kitchen with a range of wall and base units, range

with gas hob and extractor over, (will be remaining) steam oven and warming drawer plus wine cooler, space for fridge and freezer, feature walk in pantry with lighting and power, tv point, modern column radiator and further radiator.

Landing

Smooth ceiling with recessed spotlights, doors to bedrooms, bathroom and separate w.c, double storage cupboard, housing combination boiler and storage space with hanging rail, access to loft space (Loft is part boarded and has a pull down ladder and a light) radiator.

Bedroom One

12'8" x 12' (3.86m x 3.66m)
Triple glazed window to front aspect with feature shutters (will remain), smooth ceiling with recessed spotlights plus pendant ceiling lights x 2, alcoves with shelving, radiator.

Bedroom Two

9'7" x 8'7" (2.92m x 2.62m)
Triple glazed window to rear aspect, smooth ceiling with recessed spotlights, built in wardrobe with hanging rail and storage space, radiator.

Bedroom Three

8'8" x 8'2" (2.64m x 2.49m)
Triple glazed window to rear aspect, coved and textured ceiling, radiator.

Bathroom

5'8" x 5'6" (1.73m x 1.68m)
Triple glazed, obscured window to front aspect, smooth ceiling with extractor, part tiled walls, panelled bath with mixer tap, shower screen, rain shower plus further hand held spray, wash hand basin with mixer tap, inset into a vanity unit, radiator.

W.C

Triple glazed window to rear aspect, smooth ceiling, inset tiled storage alcove, w.c, wall mounted wash hand basin with mixer tap inset into a vanity unit with tiled splashback, radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

