



Asking Price £220,000

Novahomes are delighted to offer this beautifully presented property to the market, located in this popular area, just a short distance away from Tor Bridge High and within easy reach of Derriford Hospital and the business park. With accommodation set over two floors the property comprises; a very handy entrance porch that is perfect for storing shoes and coats away from the main living space. The lounge is a great size room with a large picture window that allows natural light to flood the room, it also allows ample room for a dining table. The modern kitchen has a range of matching wall and base units with plenty of work space and storage. The conservatory is a great addition to the property giving additional space to relax over looking the gardens. Upstairs this property continues to impress; there are two good size double bedrooms and they are complimented by a modern shower room that completes the internal living space. Externally the property has a garage in a block to the front and to the rear there is a level garden with a patio and lawned areas. The property is offered to the market with no onward chain

novahomes

Established 2008

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Wentwood Gardens, Thornbury, PL6 8TD

Accommodation Comprises Ground Floor

Porch

Lounge/Diner

17' 9" x 14' 1" (5.42m x 4.28m)

Kitchen

14' 1" x 8' 4" (4.28m x 2.55m)

Conservatory

10' 0" x 8' 11" (3.04m x 2.71m)

First Floor

Bedroom One

14' 1" x 10' 7" (4.28m x 3.23m)

Bedroom Two

14' 1" x 8' 9" (4.28m x 2.65m)

Shower Room

8' 5" x 6' 10" (2.56m x 2.08m)

Outside

Front

At the front of the property the garden is alid mainly to lawn with a paved steps leading to the main entrance.

Rear

At the rear of the property there lies a fully enclosed level south facing garden with patio and a lawned area.

Garage

Off street parking is provided by way of a single garage in a block to the front with a metal up and over door.

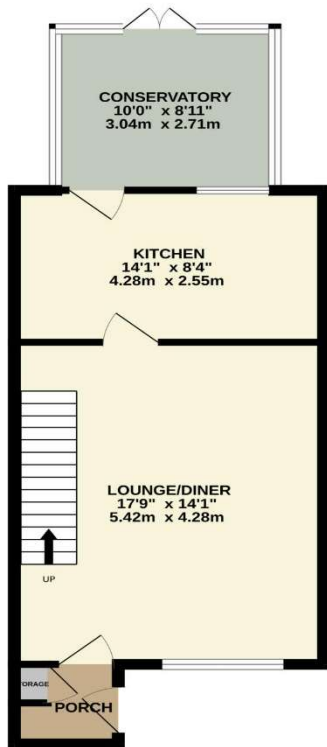
Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

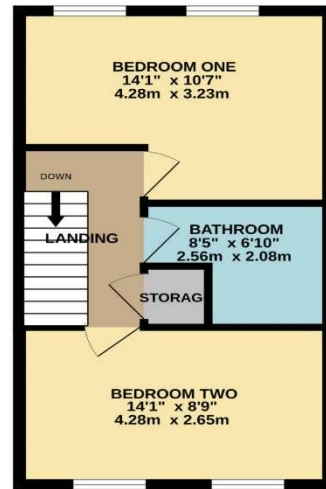




GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.

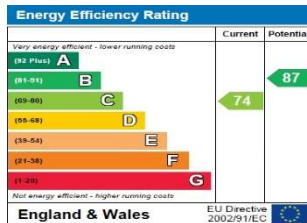


1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

