



16 Bowden Close, Coombe Dingle, BS9 2RW  
Guide Price £550,000

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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

16 Bowden Close, Coombe Dingle, BS9 2RW

Nestled in the charming cul-de-sac of Bowden Close, Coombe Dingle, this beautiful semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts two bathrooms, including a modern four-piece suite, ensuring convenience for all residents. The layout is thoughtfully designed to maximise both space and functionality, catering to the needs of contemporary living. One of the standout features of this property is the generous parking provision, accommodating up to four vehicles. This is a rare find in residential areas and adds significant value for those with multiple cars or visiting guests.

With No onward chain, this home is ready for immediate occupation, allowing you to settle in without delay. The peaceful surroundings of the cul-de-sac enhance the appeal, providing a safe and friendly environment for families.

In summary, this 3 bedroom house in Bowden Close is a fantastic opportunity for anyone seeking a spacious and well-located home in Coombe Dingle. With its ample parking, modern amenities, and inviting atmosphere, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

The property is situated in a popular and sought after location. A wide choice of local shops can be found within 1 mile at Westbury-On-Trym Village along with regular bus services to Bristol City Centre. The open expanse of neighbouring Blaise Castle offers a play area, cafe and wonderful walks for children and pets and is within less than quarter of a mile walking distance. Coombe Dingle recreation ground and sports facilities are nearby. Bristol City centre is within approximately 3.5 miles.

Tenure: Freehold  
Council Tax Band D

**Summary**  
With so many great features on offer, this fantastic 3 bedroom home has it all. With a practical porch to the front which leads into a welcoming entrance hall, cloakroom, living room, kitchen and dining room all positioned on the ground floor along with 3 great size bedrooms and a 4 piece bathroom on the first. To the front of the house there is a lawned garden with path and driveway providing ample off street parking and access to the garage.

**Location**  
Located in a friendly cul-de-sac 350 meters away from woodland walks of the Blaise Castle Estate with approximately 650 acres of recreational space and parkland. The M4/M5 motorway links accessed via the portway is within 2 miles and a short walk to all public transport links. There is a train station located next to Seamills harbour and the Portway Park and Ride is also within walking distance. Escape the hustle and bustle, whilst retaining easy access to all the amenities of the city – Clifton/Blackboy Hill and the Downs are within 3km.

**Entrance Hall**  
uPVC door and side window leading into cloak area, door leading into hallway.

**WC**  
uPVC double glazed window to side aspect, low level wc, hand wash basin.

**Kitchen**  
10'7" x 10'3"  
uPVC double glazed window to rear aspect, door to side. Fitted with a range of wall and base units and work tops over. Stainless steel one and a half bowl sink with mixer tap over. Stainless steel 5 burner gas hob with stainless steel hood over and double electric cooker. Integrated fridge, dishwasher and washing machine. Double doors leading into the dining room.

**Dining Room**  
10'7" x 8'4"  
uPVC double glazed patio doors leading into the rear garden with side windows. Radiator

**Living Room**  
16'8" x 11'11"  
uPVC double glazed window to front aspect, feature gas fireplace, radiator, oak wooden flooring

**First Floor Landing**  
uPVC double glazed window to side aspect, access to loft space, doors leading to all rooms.

**Bedroom 1**  
11'5" x 10'7"  
uPVC double glazed window to front aspect, fitted wardrobes, radiator

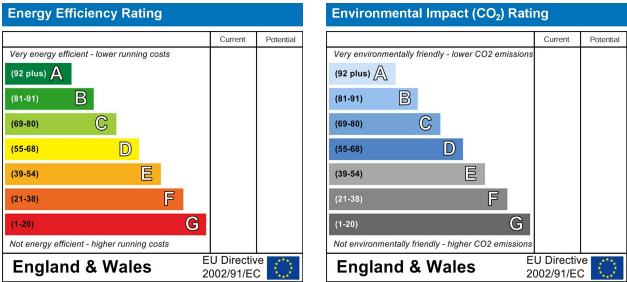
**Bedroom 2**  
11'5" x 12'0"  
uPVC double glazed window to rear aspect, radiator, fitted wardrobes

**Bathroom**  
11'7" x 4'6"  
uPVC double glazed window to front aspect, panel bath, separate shower cubicle, low level wc, pedestal sink.

**Bedroom 3**  
10'2" x 8'4"  
uPVC double glazed window to front aspect, radiator

**Gardens**  
There are large gardens to the front and the rear are enclosed by fence panelling, there is a large lawn area and a large patio area. 2 storage sheds

**Garage and Parking**  
There is parking to the front for several cars and a single garage with power and lighting with a courtesy door leading into the rear garden.

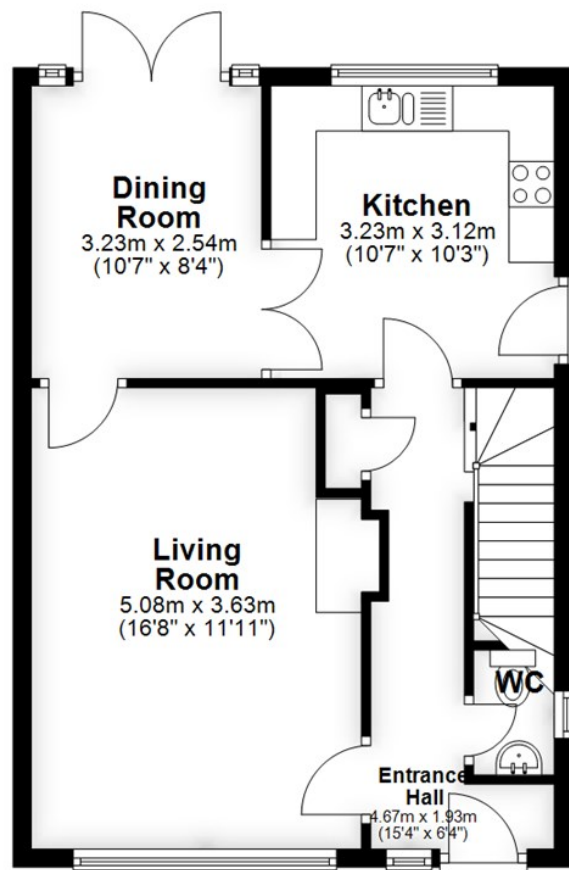


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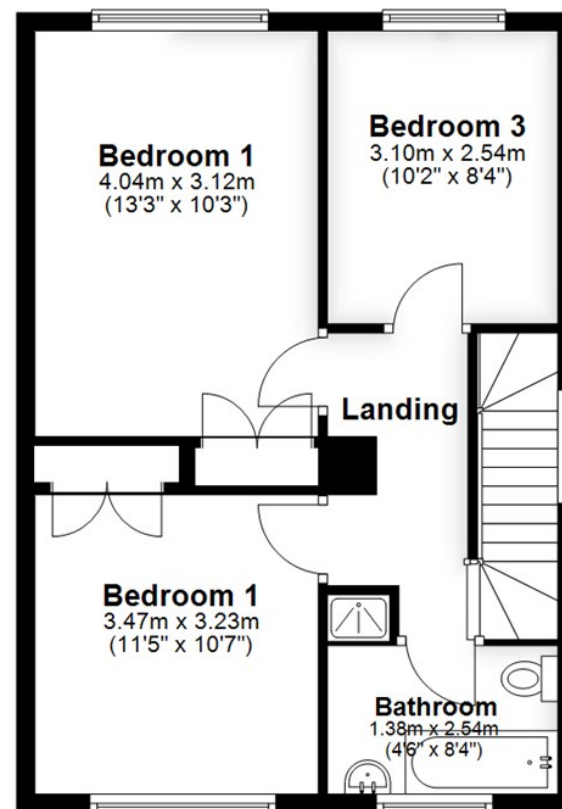
## Ground Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



## First Floor

Approx. 57.9 sq. metres (623.4 sq. feet)



Total area: approx. 106.5 sq. metres (1146.7 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.