



**24 DENNYVIEW ROAD
ABBOTS LEIGH
BRISTOL**

24 DENNYVIEW ROAD, ABBOTS LEIGH, BRISTOL, BS8 3RB.

A four bedroom detached house offered for sale for the first time since it was constructed in 1973 having been under the same proud ownership ever since, serving as an excellent family home. Proudly maintained since its conception the house is now offered for sale for the first time and will suit a prospective purchaser that wishes to embark on a program of modernization to place their own stamp on a chapter. One of the most predominant features of the property are the fantastic, lawned gardens to both the front and that back, the former of which allows ample driveway parking leading to an integral double garage. The rear garden measures some 71' (21.6m) in depth and enjoys a south easterly aspect. The generous, overall plot, including the house measures just under a fifth of an acre. Inside the house, a spacious dual aspect living room runs the full length of the house and offers vistas over both front and rear gardens. Upstairs, each of the bedrooms offer pleasing outlooks both over open farmland to the rear and from the front rooms, westerly views over the rooftops opposite towards the Bristol Chanel in the west. It cannot be ignored that the house would lend itself very well to being further extended either to the rear elevation or into the loft space as desired and subject to all necessary consents of course. Lastly, it should be noted that this house is being sold with no onward chain and is therefore available for immediate acquisition.

SUMMARY OF ACCOMMODATION

The accommodation comprises entrance porch, entrance hall, downstairs cloakroom, living room, kitchen/breakfast room, utility room and internal access to integral double garage to the ground floor. First floor with landing offering access to sizable loft space and four bedrooms (master bedroom with ensuite shower room) that are served by a family bathroom. Outside: Overall plot measuring around a fifth of an acre (including the house) being 57' (17.3m) wide with a 71' (21.6m) long rear garden and a 53 (16.1) front garden. The front garden also provides ample driveway parking and access to the aforementioned integral double garage.

LOCATION

Abbots Leigh is regarded by many as one of the most sought after villages on the outskirts of the city. Clifton Village is situated approximately two miles away across Isambard Kingdom Brunel's world famous Suspension Bridge and the city centre approximately three and a half miles. Junction 19 of the M5 gives access to the UK motorway network and can be found within three miles and Bristol International Airport around nine miles. An active village community enjoys regular use of amenities such as a well-tended village field with children's play area and boule pitch, the Holy Trinity church, a village hall with gymnasium, The George public house and adjoining Bikeshed cafe. The area is well served for schooling in both the state and private sectors.

IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the Property Misdescriptions Act, please note that the working condition of these services, or kitchen appliances have not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.

DIRECTIONS

(From Clifton) Depart Bristol across the famous Clifton Suspension Bridge on the B3129 as far as the traffic lights opposite the gates to Ashton Court. Turn right at these traffic lights onto the A369 towards Portishead. After about half a mile, carry straight on at the next set of traffic lights continuing on the A369. Again after about half a mile you will observe The George public house on your left hand side. Continue straight ahead along the A369 down the hill for about quarter of a mile taking the third turning on your left opposite the entrance to Leigh Court, into Dennyview Road. The subject property can be found towards the very top of the cu-de-sac on the left hand side.

OTHER INFORMATION

VIEWING: Strictly by prior appointment with Hydes Of Bristol.

TENURE: We are advised the property is Freehold.

SERVICES: Mains electricity and water, private drainage, oil fired central heating and facilities for high speed "Gigaclear" fibre broadband. Mobile phone coverage - Most providers "likely". Broadband speeds 1000 mps for uploading and downloading (Source OFCOM 05.04.2024)

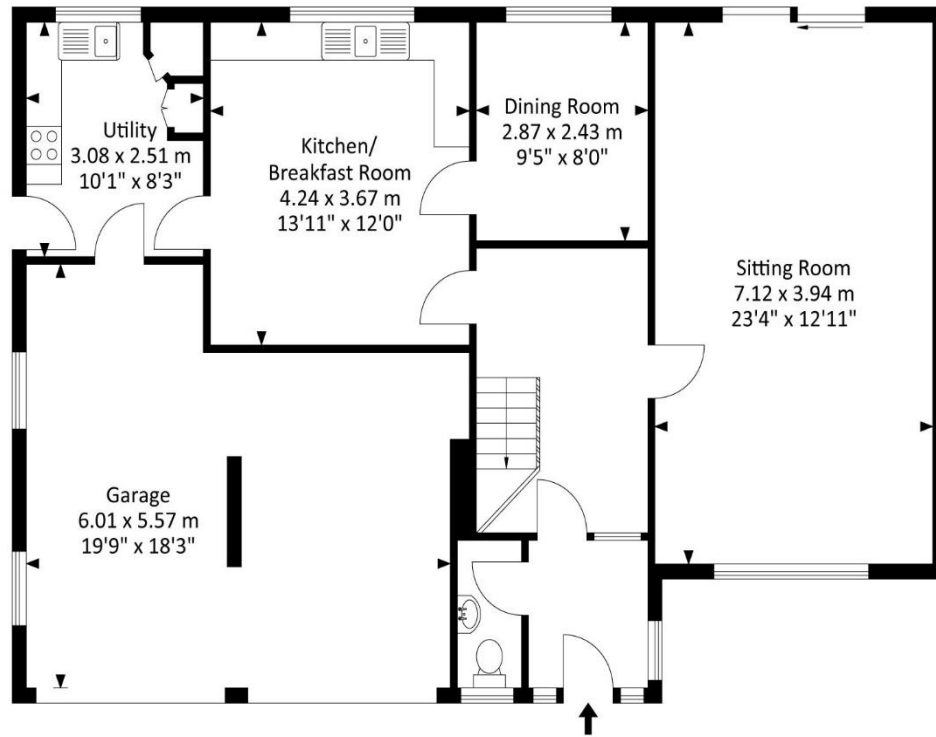
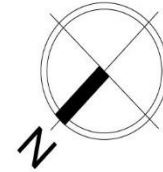
VILLAGE WEB SITE: www.abbotsleigh.org.uk

COUNCIL TAX BAND: Band F (£3,100.47 payable for 2023/2024).

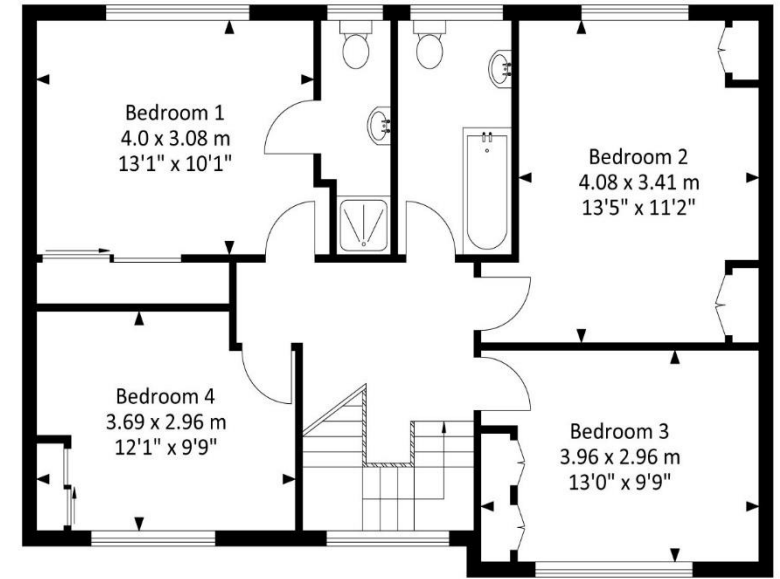
SERVICES: Mains electricity and water. Private drainage and oil fired central heating.

ENERGY PERFORMANCE RATING: "E" (53) WITH POTENTIAL OF "C" (73)

Approx. Gross Internal Area
1902.40 Sq.Ft - 176.70 Sq.M
(Total area includes garage)



Ground Floor



First Floor



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