



11 Tynte Avenue, Bristol, BS13 0PY

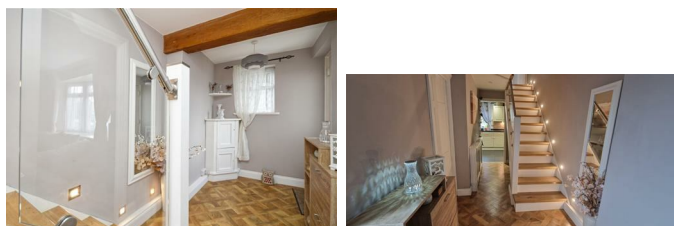
£300,000

Offered to the market in immaculate condition, this beautifully presented three-bedroom terraced house is ideal for first-time buyers and families alike. Set in a cul-de-sac location, the property enjoys easy access to public transport links, local amenities, and scenic green spaces, ensuring convenience and quality of life for its residents.

The inviting reception room, complete with a feature fireplace, provides a warm and welcoming space to relax or entertain guests. The contemporary kitchen is thoughtfully designed with a dedicated dining area and direct access to the stunning mature garden, making it perfect for alfresco dining or family gatherings. The garden itself boasts a covered patio, ideal for entertaining through all seasons, and enhanced by an impressive log cabin at the rear. This versatile space has served as a home office, studio, and even occasional bedroom—an excellent retreat for teenagers.

Accommodation comprises two spacious double bedrooms, with the principal bedroom benefiting from fitted built-in wardrobes, and a well-proportioned single bedroom. There is also convenient parking for residents and guests, as well as a converted outbuilding providing a practical utility area and WC.

Entrance Hall



Sitting Room

13'1" x 11'2" (3.99 x 3.41)



Kitchen / Diner

19'5'4" x 8'3" (5.96 x 2.54)



First Floor Landing



Bedroom One

14'11" x 11'0" (4.56 x 3.37)



Bedroom Two

12'0" x 8'3" (3.67 x 2.54)



Bedroom Three

8'1" x 8'1" (2.48 x 2.48)



Bathroom

7'6" x 5'3" (2.29 x 1.61)



Outside



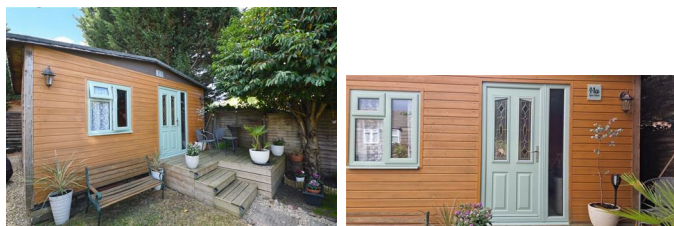
Outside WC & Utility

6'2" x 5'3" (1.88 x 1.62)



Annexe / Office

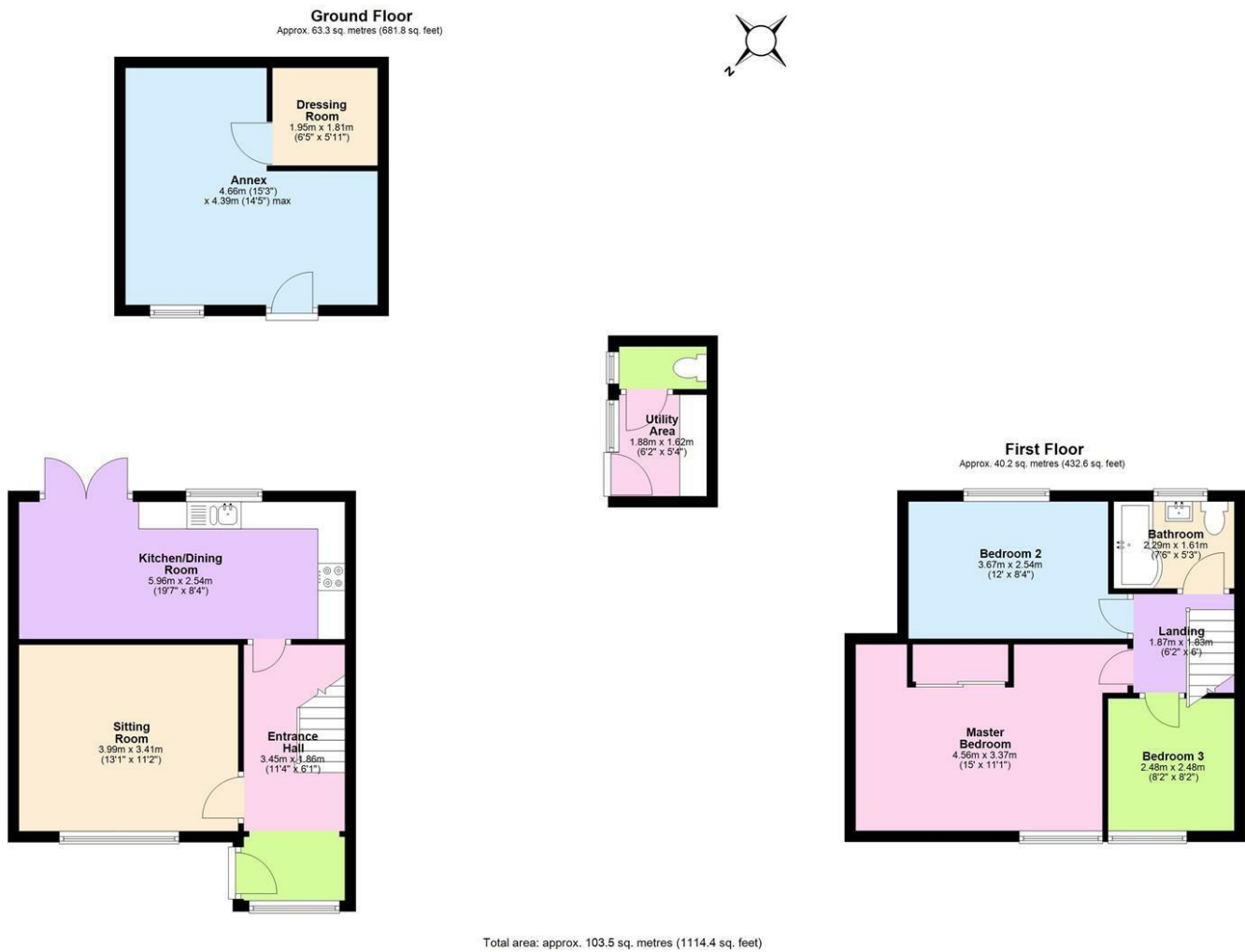
15'3" x 14'4" (4.66 x 4.39)



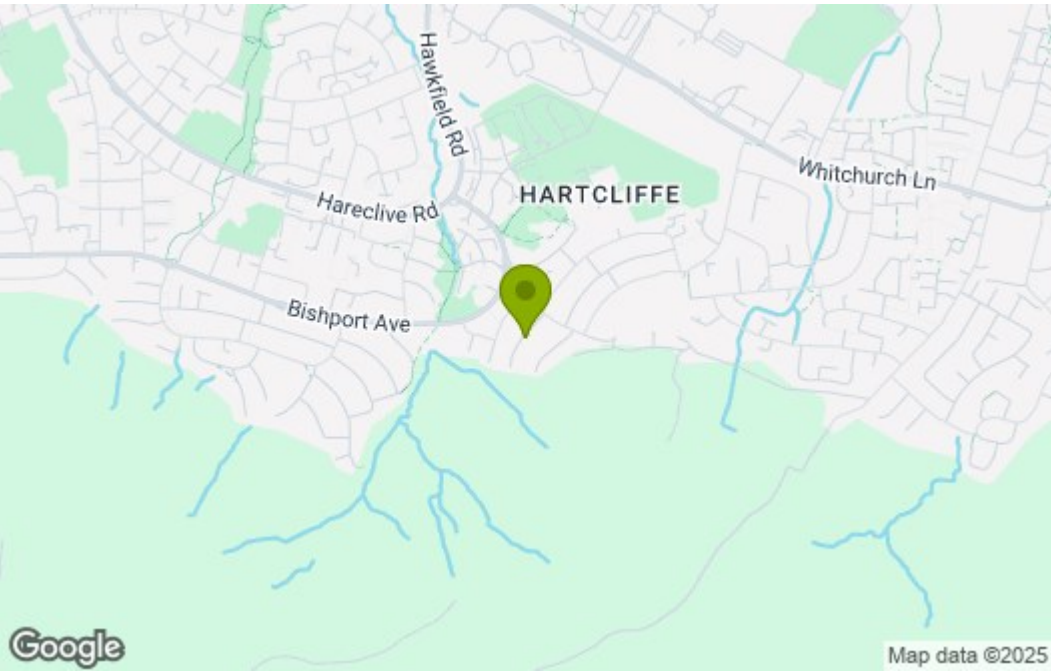
Agent Note

The property features a flying freehold element (where part of the property is over the shared walkway), this is common for homes of this style. Guidance will be provided by your solicitor during the purchase process. Previously a Cornish Unit, this home has been fully repaired under an approved PRC scheme and holds a valid PRC Certificate.

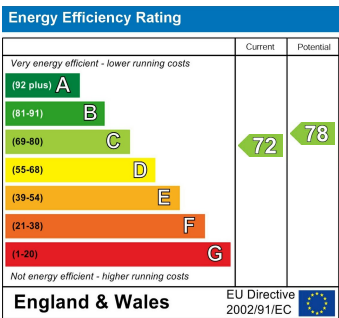
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.