



| Haytor Park | Guide Price £785,000

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15 Haytor Park, Bristol, BS9 2LR

- Detached Bungalow
- Fantastic Rear Garden
- No Onward Chain
- Huge Potential
- Cul-de-Sac Location
- Proximity to Blaise

This detached bungalow sits towards the head of a popular cul-de-sac in Stoke Bishop and offers excellent potential for improvement or extension. The property benefits from generous off-street parking, a garage, versatile accommodation, and a beautiful, large rear garden. Offered to the market with no onward chain.

The property is accessed via the front entrance hall, which provides access to all rooms. To the front, a useful lobby area includes built-in storage; ideal for coats and shoes. The lounge enjoys a dual aspect with windows to the front and side elevations, a feature fireplace with surround, coving, and fitted carpet. To the rear, the kitchen/breakfast room features windows to the rear and side, as well as a door opening onto the garden. It includes a range of wall and base units, worktops with tiled splashbacks, a stainless steel sink/drain, an electric hob with built-in oven, plumbing for a washing machine and a wall-mounted Viessmann gas combination boiler. The adjoining dining room overlooks the rear garden, with coving and fitted carpet.





Bedroom 1 is positioned at the rear of the property, featuring fitted wardrobes and a window overlooking the garden. Bedroom 2 is centrally located with a side window, while bedroom 3, also with a side window and would make an ideal single room, study, or walk-in wardrobe. The bathroom includes an obscured side window, a bath, separate shower cubicle with electric shower, low-level WC, wash hand basin, and vinyl flooring.

Externally, the front of the property provides off-street parking for several vehicles and access to the detached garage via an up-and-over door. The garage (approx. 17'5" x 9'2") includes a side door, rear window, and a useful workshop area.

To the rear lies a wonderful, level garden that is larger than average for the area. It widens toward the back and features a patio area, extensive lawn, mature shrubs, established trees, a section of stone chippings, a greenhouse, and a garden shed.

Several neighbouring properties have been extended, setting a strong precedent. Given the generous and level plot, this property offers great scope for extension or redevelopment, subject to the necessary permissions.

Viewing is highly recommended to avoid disappointment.



**Energy Performance Certificate
Rating D**



Haytor Park, Bristol, BS9

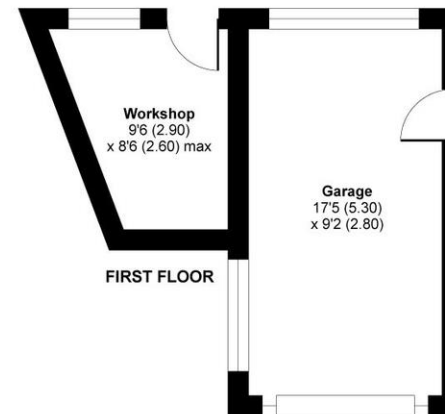
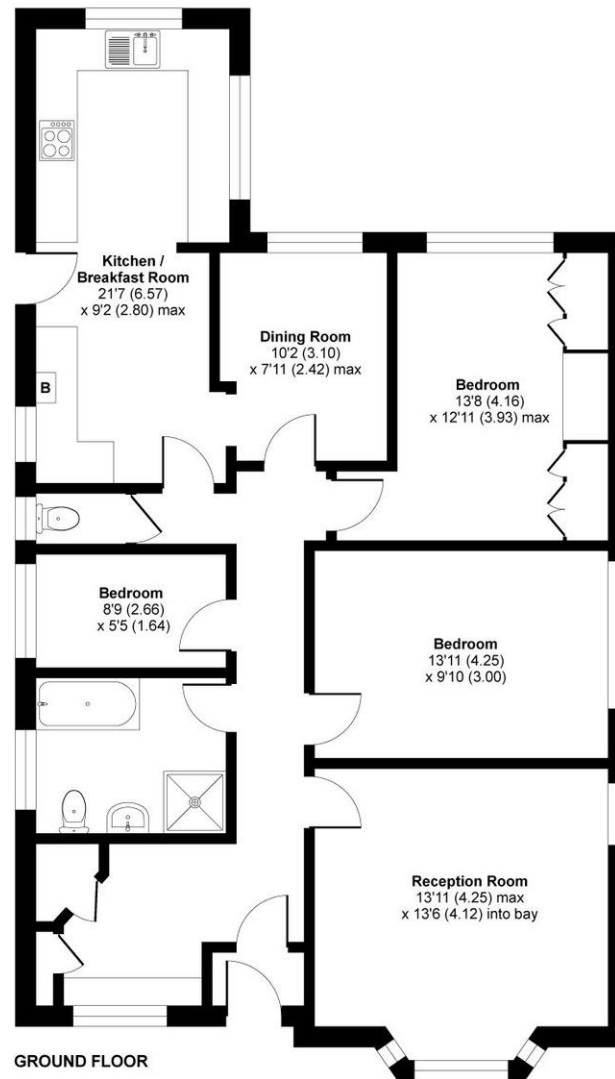
Approximate Area = 1092 sq ft / 101.4 sq m

Garage = 160 sq ft / 14.8 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 1316 sq ft / 122.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1371674



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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