



**Tiledown, Bristol**  
, BS39 5DP

**Asking Price £450,000**



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# Tiledown, Bristol

## DESCRIPTION

Presenting this beautifully maintained and extended family home, located in the sought-after village of Temple Cloud. Offering a blend of comfort, practicality, and modern living, this property is ideal for buyers seeking a move-in ready home with no further work required.

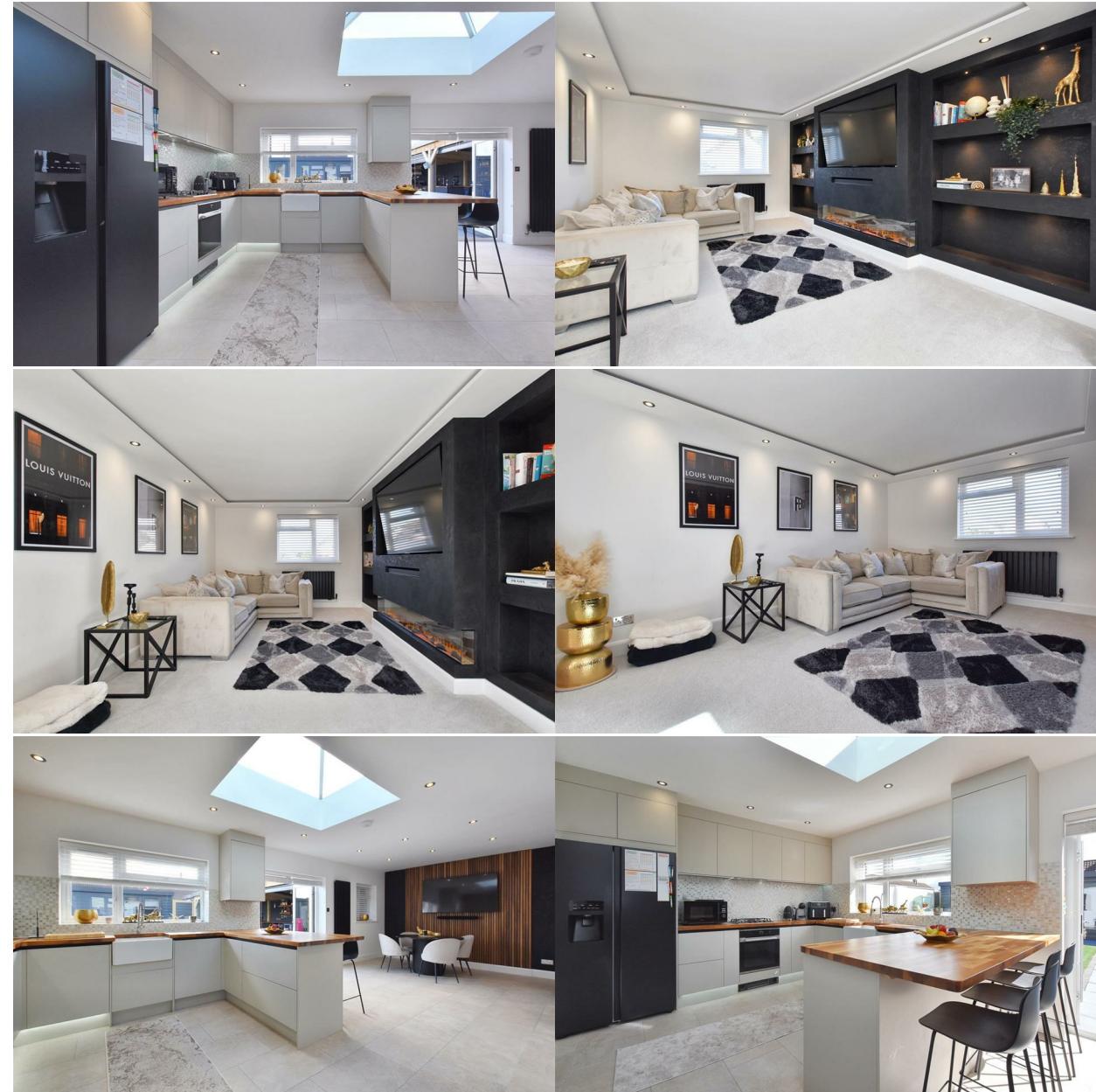
Upon entering, a spacious entrance hall leads to the main areas on the ground floor. To the right is a well-appointed utility room, providing ample storage for laundry and household essentials, along with a convenient storage cupboard. Further down is the family bathroom, featuring modern fittings and a calming atmosphere.

At the heart of the home is the large kitchen-diner, perfect for both everyday meals and entertaining. The kitchen is fully equipped with modern appliances and generous cupboard space. Large doors open from the dining area onto the rear garden, creating seamless indoor-outdoor living, ideal for summer barbecues or a morning coffee. Adjacent to the kitchen is the cosy lounge, complete with a media unit and stylish fireplace, making it the perfect spot for family evenings.

Upstairs, there are three generously sized bedrooms and a dedicated dressing room, offering plenty of storage space throughout. The dressing room could easily be converted into a bathroom, as all the necessary pipework remains in place.

At the rear of the garden, two offices—both with power and lighting, and one with plumbing—offer versatile space for home working or creative projects. The garden also boasts a purpose-built bar area with counters, a sink, lighting, and TV points, perfect for year-round entertaining.

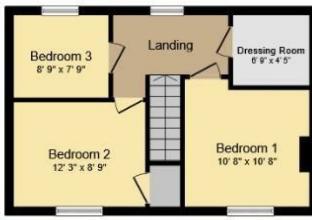
To the front, the property features a spacious driveway, providing parking for several vehicles.







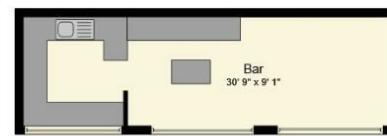
Ground Floor



First Floor

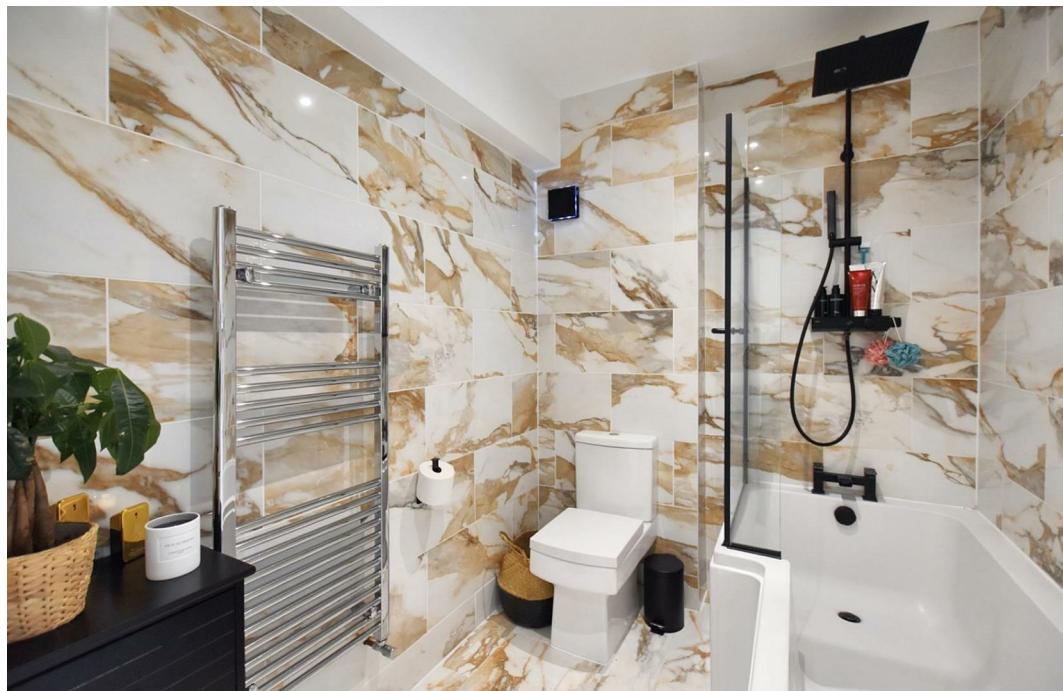


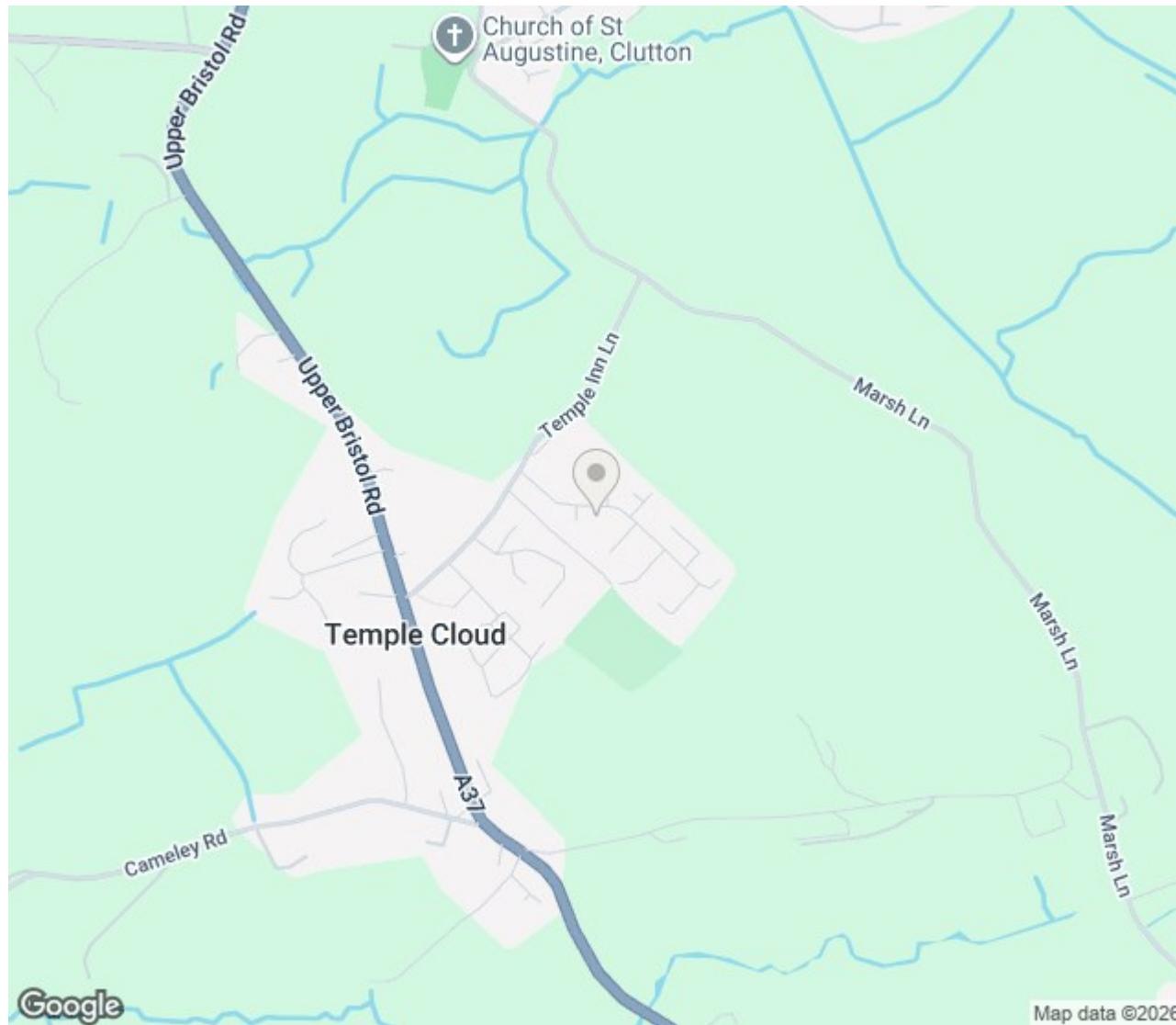
Outbuilding



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





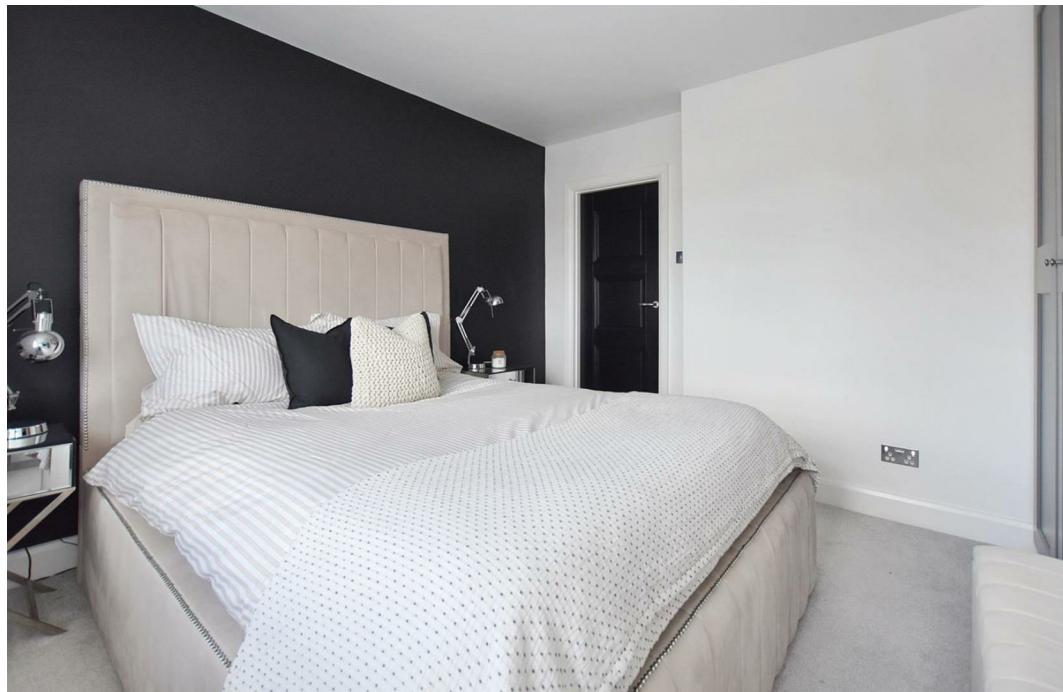
## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.