





# Batten Court, Bristol, BS37 6BL

£265,000



Nestled within the charming retirement complex of Batten Court in Chipping Sodbury, Bristol, this delightful bungalow offers a perfect blend of comfort and convenience. Built in the 1990, this well-maintained property spans 581 square feet and features a welcoming reception room that seamlessly connects to a modern fitted kitchen, ideal for both relaxation and entertaining.

The bungalow boasts two double bedrooms, providing ample space for rest and personalisation. The contemporary white shower room adds a touch of modernity, ensuring that your daily routines are both comfortable and stylish.

One of the standout features of this property is its enviable location, just a short stroll from the sought-after High Street, where you can enjoy a variety of shops, cafes, and local amenities. The communal garden offers a serene space for socialising with neighbours, while your own patio garden to the rear provides a perfect spot for enjoying the outdoors in peace.

This property benefits from double glazing and electric heating, ensuring a warm and inviting atmosphere throughout the year. As an age-restricted residence, it is designed to cater to the needs of those seeking a tranquil lifestyle in a supportive community. With no upward chain, this bungalow is ready for you to move in and make it your own.

In summary, this charming bungalow in Batten Court presents an excellent opportunity for those looking to embrace a relaxed retirement lifestyle in a vibrant community. Don't miss your chance to view this lovely home.







#### Entrance Porch

Upvc double glazed door with Upvc double glazed window to the side, door into

#### Lounge/Diner 19'4" x 9'10"

Double glazed window to the front, TV point, electric wall heater, door into inner hallway and door into

#### Kitchen 10'2" x 9'3"

Double glazed door and double glazed window to the rear, range of modern wall, drawer and base units with work surface over, stainless steel sink with mixer tap over, part tiled walls, AEG electric induction hob with extractor fan over, electric combination oven with microwave and warming plate drawer under, integrated freezer, space for under counter fridge and plumbing for washing machine, wood effect flooring.

#### Inner Hallway

Doors into

#### Bedroom One 11'1" x 9'10"

Double glazed window to the rear, airing cupboard housing hot water tank, electric wall heater.

#### Bedroom Two 10'3" x 9'4"

Double glazed window to the front, electric wall heater.

#### Shower Room 7'3" x 6'1"

White suite comprising, tiled shower cubicle, concealed cistern WC, vanity wash hand basin with work surface over, part tiled walls, heated towel rail, extractor fan

#### Outside

Outer storage cupboard to the front.

Patio area to the rear.

#### Communal Gardens

The communal front and rear gardens are laid to lawn.

#### Agents Note

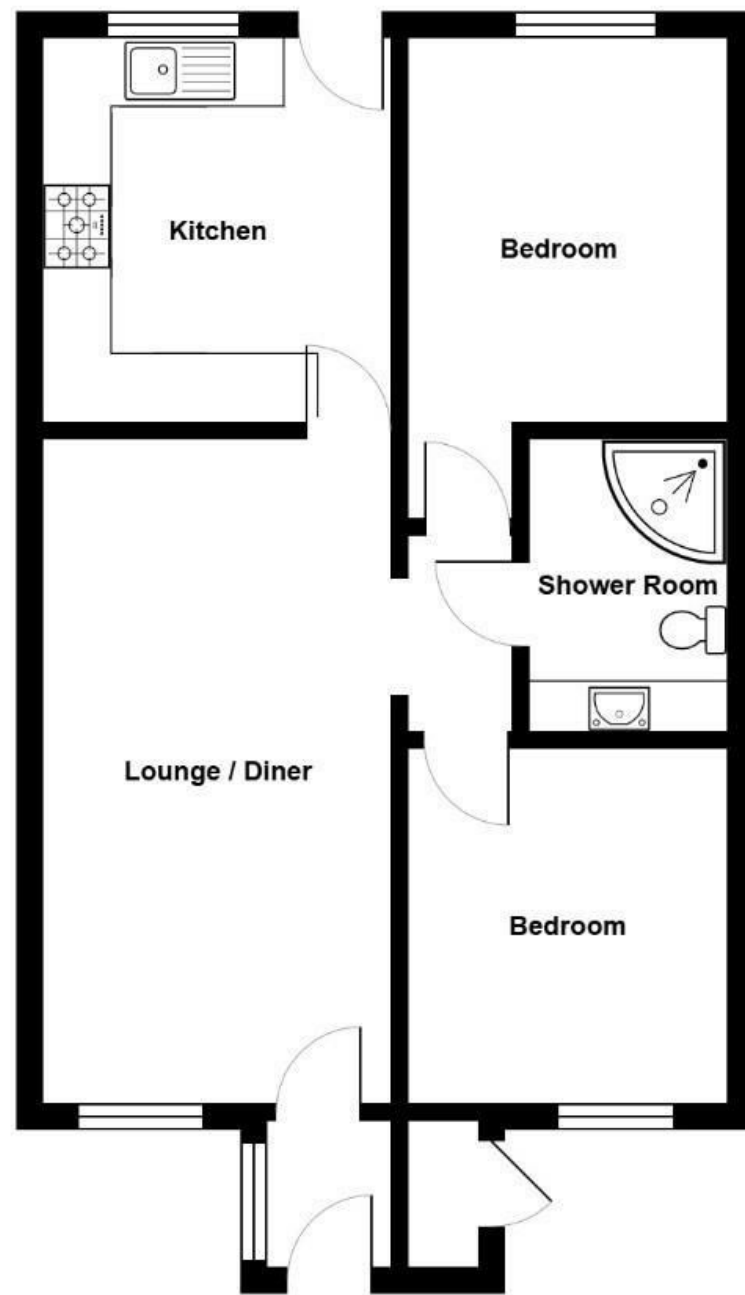
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

#### Agents Note

Previous Annual Service Charge £2,140 per annum



Tenure: Leasehold  
Council Tax Band: D



- Retirement Bungalow
- Two Bedrooms
- Lounge/Diner
- Modern Kitchen
- Modern White Shower Room
- Communal Gardens
- Age Restriction
- No Upward Chain

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

**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.