HUNTERS®

HERE TO GET *you* THERE

The Meads

Downend, Bristol, BS16 6RG

£220,000

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Council Tax: B

15 The Meads

Downend, Bristol, BS16 6RG

£220,000

DESCRIPTION

A very well presented first floor flat located within a quiet cul-de-sac position in Downend. The property has it's own private entrance with stairs rising to the first floor where the spacious living accommodation comprises: 18ft lounge/diner, modern fitted kitchen with built in oven and hob and an integrated washing machine, inner hallway has 2 built-in useful storage cupboards and has access to two double sized bedrooms and a bathroom which has an over bath shower system.

Externally there is a fantastic large private garden laid mainly to lawn with seating area and raised vegetable planters, a good sized front garden laid to lawn and access to a storage shed.

Situated in the popular area of Downend, the flat is within walking distance of local shops, doctors surgery and several well-regarded schools. Excellent transport links provide easy access to the Ring Road, Bristol-Bath Cycle Path and motorway networks. Emersons Green Shopping Centre is within easy reach and can be accessed by bus or on foot, offering a wide range of retail and leisure facilities. Beautiful walks along the Leap Valley and surrounding open green spaces including the local King George V park.

ENTRANCE

Private entrance via a composite opaque double glazed door, radiator, wood effect LVT flooring, stairs rising to first floor accommodation.

LANDING

UPVC double glazed window to side, loft hatch with pull down ladder, wood effect LVT flooring, built-in cupboard with laminate work top and providing space for tumble dryer and wall mounted Vaillant combination boiler, door to lounge, opening leading through to to kitchen.

KITCHEN

10'3" (max) x 9'5" (3.12m (max) x 2.87m)
UPVC double glazed window to front, modern fitted kitchen with a range of fitted grey high gloss wall and base units, quartz effect laminate work top incorporating a single composite sink bowl unit with mixer tap, built in stainless steel Zanussi double oven and induction hob, stainless steel extractor fan hood, integrated washing machine, space for American style fridge freezer. LED downlighters, vertical radiator, LVT wood effect flooring.

LOUNGE/DINER

18'3" x 11'7" (5.56m x 3.53m)
UPVC double glazed window to rear, double radiator, door through to inner hallway.

INNER HALLWAY

Two built in storage cupboards, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'1" (max) x 11'7" (3.68m (max) x 3.53m)
UPVC double glazed window to rear, radiator.

BEDROOM TWO

10'6" x 10'4" (3.20m x 3.15m)
UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to front,

comprising: twin gripped panelled bath, glass shower screen, mains controlled shower system, close coupled WC, pedestal wash hand basin, part tiled walls

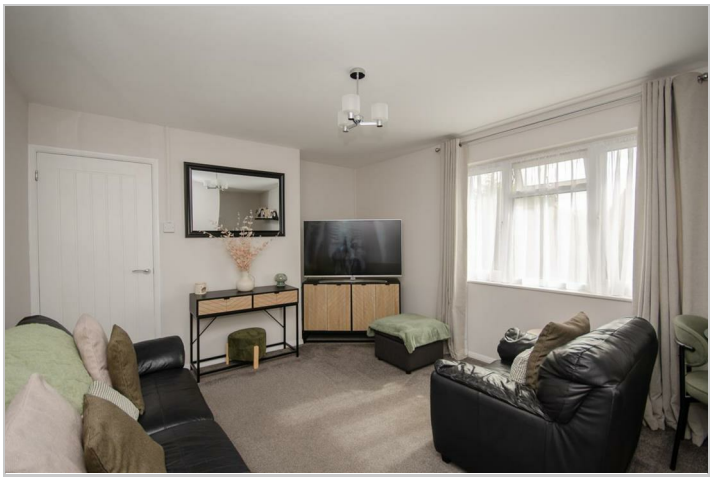
OUTSIDE:

REAR GARDEN

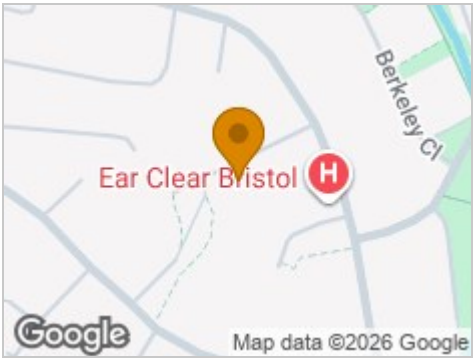
Good sized private garden laid to lawn, seating area laid to stone chippings, raised planters, double power socket, water tap, brick and timber framed shed, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Laid to lawn, shared pathway to entrance, enclosed by boundary wall.



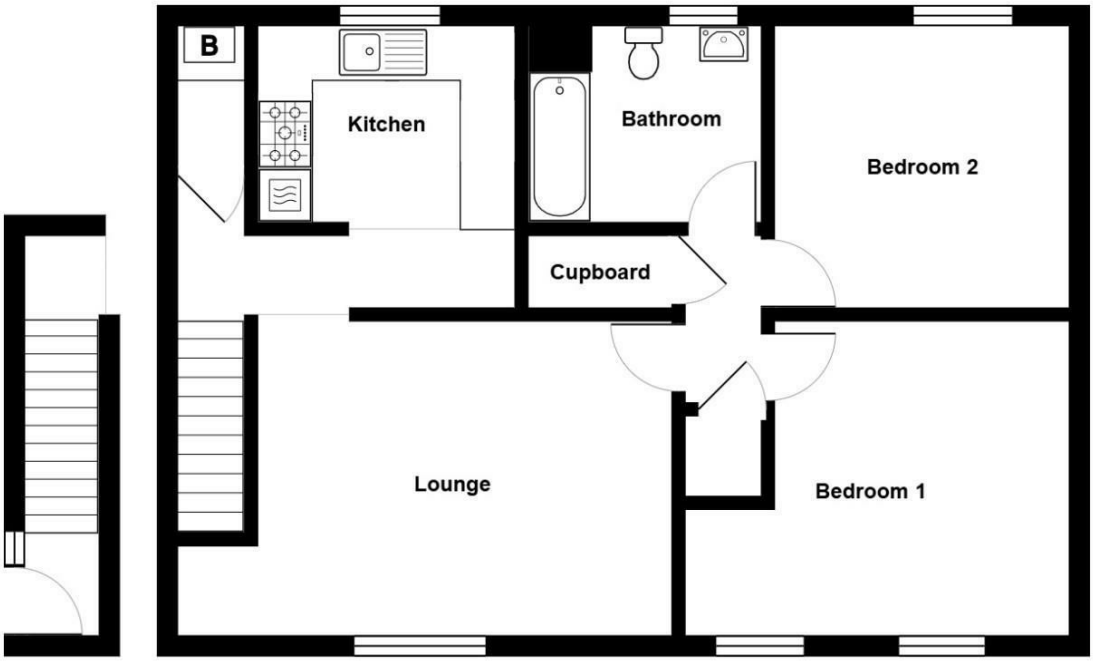
Road Map



Hybrid Map

Terrain Map

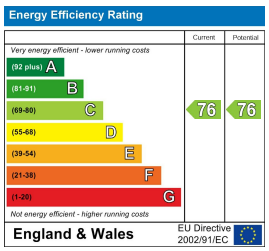
Floor Plan

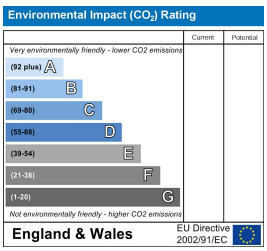


Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.

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