
HUNTERS®
HERE TO GET you THERE
25 Seaton Crescent, Bristol, BS4 1FX

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£340,000

Situated in Seaton Crescent, Knowle, Bristol, this modern semi detached house presents an excellent opportunity for first-time buyers, small families, or investors. Built in 2022 with its 10 year checkmate warranty the property boasts a contemporary design that prioritises energy efficiency using an air source heat pump & MEV ventilation system. Ensuring a comfortable and sustainable living environment.

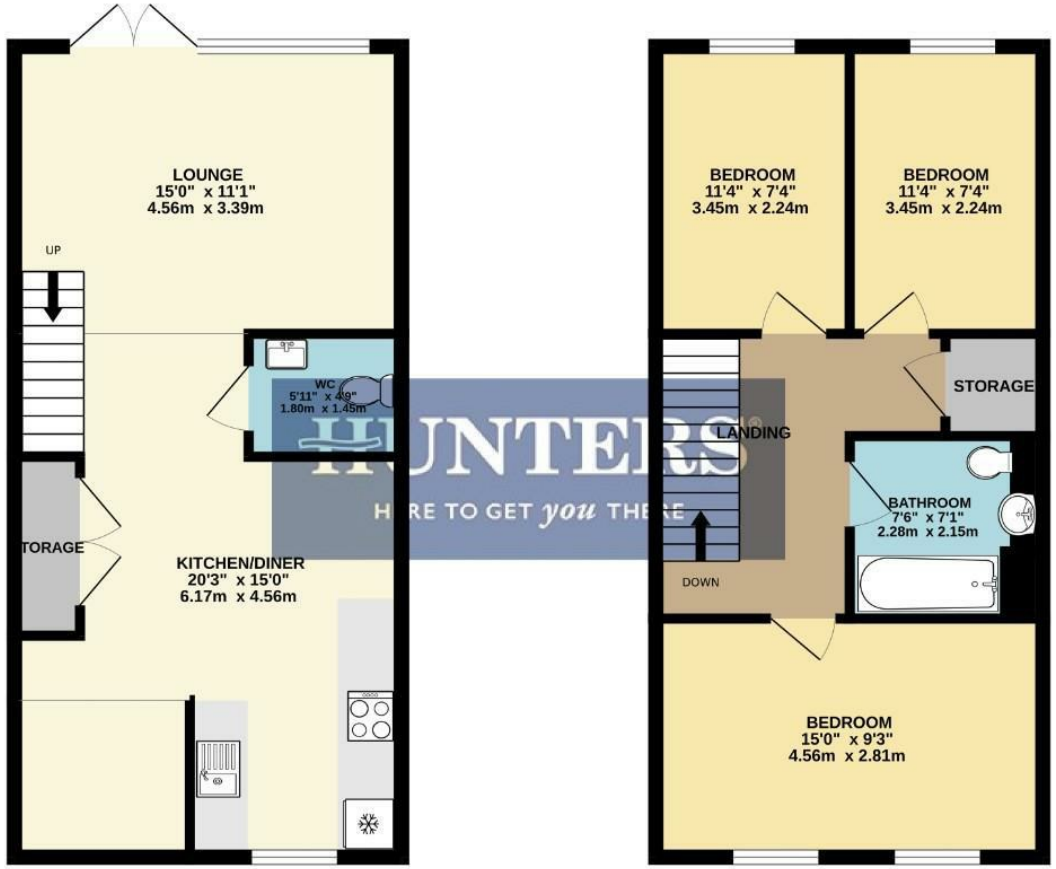
Spanning an impressive 1001 square feet, the home features a welcoming lounge and kitchen/diner that provides a perfect space for relaxation and entertaining. With three well proportioned bedrooms, there is ample room for family or guests. The property also includes a bathroom & ground floor W/C offering convenience for all occupants.

One of the standout features of this property is the rear garden, which not only provides a delightful outdoor space for children to play or for hosting summer gatherings but also includes side access for added practicality. Additionally, the house comes with allocated parking, a valuable asset in this bustling area.

This property is ideally situated, making it a perfect choice for those looking to enjoy the vibrant lifestyle that Bristol has to offer. With its local amenities and thoughtful design, this home is ready to welcome its new owners.
Don’t miss out on this fantastic opportunity to secure this beautiful property. Contact us today to arrange your internal viewing - 0117 9723948 or email us at knowle.bristol@hunters.com

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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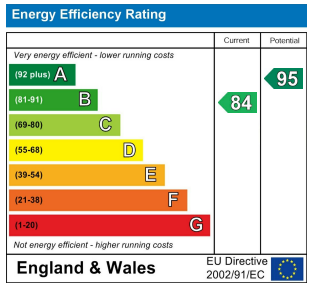
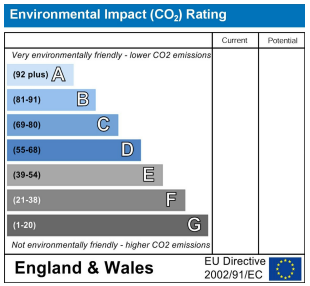




SERVICE CHARGE
Service Charge - £244.25 PA at time of listing - includes the upkeep of private road (estate), communal green spaces and play areas.

Entrance
Entrance door to front elevation, Laminate flooring.

Kitchen/Diner
Triple glazed window to front elevation, Wall and base units with work surfaces above, Integrated dishwasher, Integrated washer/dryer, Integrated upright fridge freezer, Sink drainer, Integrated oven with hob and extractor fan above, Storage cupboard housing electrics and air source heat pump, Radiator, Laminate flooring.

Lounge
Triple glazed double doors to rear elevation, Stairs to first floor, Radiator, Laminate flooring.

W/C
Situated on the ground floor. Low level W/C, Wash hand basin, Laminate flooring.

Landing
Doors to rooms, Storage cupboard, Carpet.

Bedroom One
Triple glazed windows to front elevation, Radiator, Carpet.

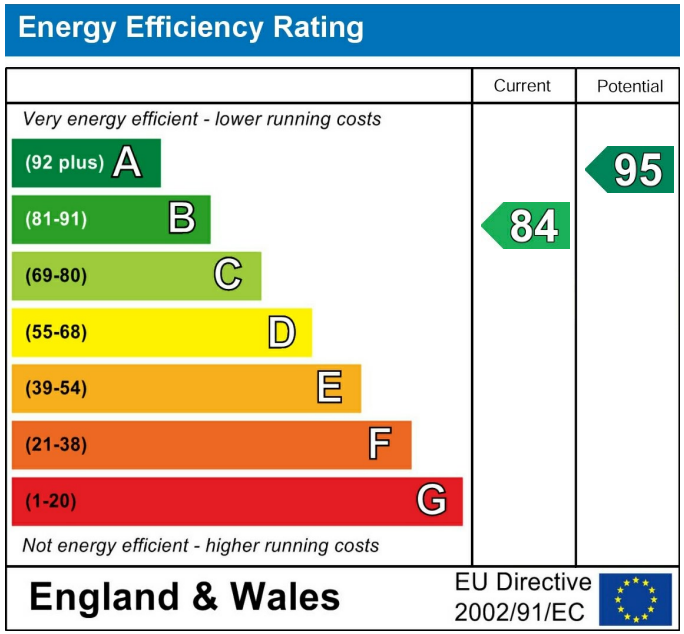
Bedroom Two
Triple glazed window to front elevation, Radiator, Carpet.

Bedroom Three
Triple glazed window to front elevation, Radiator, Carpet.

Bathroom
Panelled bath with shower over, Combination unit with W/C, Wash hand basin and storage, Mirror cabinet, Heated towel rail, Tiled floor.

Rear Garden
Enclosed via fencing, Laid to lawn, Patio area, Shed, Gate providing side access.

Allocated Parking
Situated to the side of the property, providing parking for 1-2 vehicles.



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. 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.
















TAKE NO
DANCE MO

















