



Connells

Rectory Lane
Filton Bristol



Property Description

Presenting an incredible shared ownership opportunity with a 50% share! Perfect first home for a growing family with a selection of schools/nurseries close by. Discover the epitome of modern living in this enticing home, boasting three stunning bedrooms that promise comfort and style. Situated at the end of a terraced row, this property ensures a private setting. Two allocated parking spaces and three visitor spaces available!

Seamlessly blending style with practicality, this home features a spacious and thoughtfully designed layout. The inclusion of a convenient downstairs WC offers practicality and convenience. Lovely garden complete with a shed and with side access!

With shared ownership, you have the incredible opportunity to become part of this flourishing community. Owning 50% of this property means achieving your dreams of home ownership without the hefty price tag, providing a chance for you to secure a genuinely delightful residence.

Rental Price: £406.61
Service Charge: £9.45
Council Tax Band: C

Hallway

Lounge

17' 4" Max x 9' 4" Max (5.28m Max x 2.84m Max)
Double glazed door to rear, double glazed window to rear, radiator.

Kitchen

10' 7" Max x 17' 4" Max (3.23m Max x 5.28m Max)
Double glazed window to front, fitted kitchen comprising wall and base units, work surfaces, gas oven, gas hob, sink/drain, space for washing machine, space for dish washer.

W / C

Double glazed window to side, low level WC, wash hand basin.

Landing

Double glazed window to side, 2 storage cupboards.

Bedroom One

10' 3" Max x 14' 6" (3.12m Max x 4.42m)
Double glazed window to rear, radiator.

Bedroom Two

10' 3" Max x 12' 4" Max (3.12m Max x 3.76m Max)
Double glazed window to front, radiator.

Bedroom Three

8' 8" x 8' 1" (2.64m x 2.46m)
Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, low level WC, wash hand basin, bath with shower over, radiator.

Rear Garden

Enclosed rear garden mainly laid to lawn with patio area, side access, shed.

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: C

Service Charge: 44.04 Ground Rent:
 159.96

Tenure: Leasehold

view this property online [connells.co.uk/Property/EME307146](https://www.connells.co.uk/Property/EME307146)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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