

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Living/Dining/Kitchen Area
 19'2" x 16'2" (5.86 x 4.93)

Bedroom
 12'1" x 12'10" (3.69 x 3.93)

Bathroom
 6'6" x 9'1" (1.99 x 2.78)

Garage
 18'11" x 9'8" (5.78 x 2.95)

Management Charge - £872 per annum



- Coach house apartment with vaulted ceilings set in popular 'Eco' village
- Open plan living/dining/kitchen area
- Double bedroom
- Modern bathroom
- Single garage and parking space
- Offered for sale with no onward chain

PROPERTY TYPE Coachhouse

BEDROOMS 1

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING B

COUNCIL TAX BAND A



Good sized first floor, coach house apartment with vaulted ceilings.

Open plan living/dining/kitchen area, double bedroom and modern bathroom.

The property further benefits from its own single garage and parking space. Set on the ever popular Barratt 'Eco Village' this home is sure to prove popular.

The main Eco features of the Hanham Hall properties is they are Incredibly well insulated SIP walls (including soundproofing on party walls) and floors, with a mechanical ventilation & heat recovery unit (MHRU) so you don't lose any heat unless you open a window. Solar panels on the roof cut down electricity bills. The rainwater harvesting (RWH) system from the roofs uses 'grey water' for your washing machine to help reduce your water bill. A SUDS system is designed to collect surface water from roads and pathways and channel it through swales into the wildlife pond by the playgrounds.



the location

Set on the edge of the cycle path, there is a range of good local amenities at nearby Hanham high street and the retail park at Longwell Green. With lovely walks over the Hanham hills and nearby Conham river park, Gover Road playing fields are also on the doorstep, Hanham Common is 1/2 mile away. Bristol 3.9 miles Bath 8.6 miles

*Offered for sale with
no onward chain!*

just a thought...

If you hadn't considered the 'Eco' village before - take a look! Extremely efficient to run, modern contemporary design, mixed with green space and wooded walks nearby. Offered with vacant possession and decorated to a good standard throughout, this home is ready to move into! Viewing advised.