



## West Street, Bedminster, Bristol, BS3 3NE

- No Onward Chain
- Open Plan Kitchen/ Diner
- Rear Access
- Freehold
- Original Features
- New Roof
- Separate Sitting Room
- Private Garden
- Ideal For Families Or First Time Buyers
- Exposed Wooden Flooring

**Guide Price £400,000**

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Hunters are pleased to offer for sale this charming 1930s home sitting along the top of West Street. Sitting in an elevated position coupled with no onward chain its sure to prove perfect for any family or first time buyer looking for a home thats available with vacant possession thats recently been decorated.

Internally the ground floor boasts a light hallway, with access to the large bay fronted living room. The kitchen/ diner has been opened up to offer a breakfast bar, ample workspace and french doors to the rear garden. Upstairs there are three bedrooms, and three piece family bathroom. There is also access to the recently updated loft space. Outside the rear garden faces West, making the most of the afternoon and evening sun. There is a small store and WC, with shed and rear access from Highridge Road.

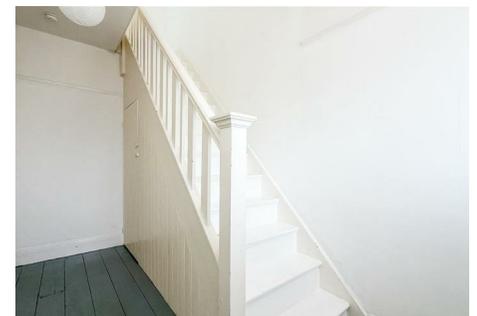


West Street sits on the edge of the desirable 'Chessels' area of Bedminster, the vibrant North street is just a stones throw away, it boasts a variety of shops, bars & restaurants. The pretty South Street Park is less than half a miles walk away whilst those requiring access links Temple Meads sits a miles walk away.

Tenure -  
Freehold

Council Tax Band -  
B

EPC Band - D - Please see below link for full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/8002-9016-8029-7027-3883>



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lounge  
13'5" x 11'5"

bedroom two  
11'10" x 10'7"

kitchen/ diner  
19'10" x 11'11"

bedroom three  
8'2" x 7'6"

bedroom one  
11'6" x 11'5"

bathroom  
7'10" x 6'6"

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.  
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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### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<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.



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