HUNTERS®

HERE TO GET *you* THERE



Pendennis Park

Pendennis Road, Staple Hill, BS16 5HR

£239,995

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Council Tax: B





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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this Barrett Homes built top floor recently renovated purpose built three bedroom flat which is situated conveniently for the amenities of Staple Hill.
The amenities of Staple Hill offer a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.
Access onto the Avon ring road, for major motorway connections and the Bristol-Bath cycle path being minutes away. There is a bus stop situated outside the development which provides transport into Bristol and Parkway railway station.
In our opinion this property would ideally suit a first time purchaser, investor or those seeking an easier to manage environment.
This very spacious property has loads of natural daylight with accommodation which measures 85 square meters and comprises; entrance hall, a large lounge/diner with archway leading into the kitchen which has a integral oven and hob, family bathroom with an over bath shower and three good sized bedrooms. The master bedroom has the benefit of having an en suite and triple wardrobe.
Additional benefits include; new carpets and vinyl flooring, electric heating, uPVC double glazed windows, secure bicycle storage and an allocated off street parking space.
The seller has advised that all existing furniture including wardrobes in all bedrooms, washer/dryer, fridge freezer, sofa and side tables, curtains and blinds could be included in the sale free of charge.
An internal viewing appointment is recommended.

ENTRANCE

Via a door with security spy hole leading into entrance hall.

ENTRANCE HALL

Loft access, airing cupboard, storage cupboard, electric wall heater, doors leading into lounge/diner, all bedrooms and bathroom.

LOUNGE/DINER

15'4" x 11'3" (4.67m x 3.43m)
uPVC double glazed window to rear, TV aerial point, telephone point, electric wall heater, archway leading into kitchen.

KITCHEN

11'0" x 7'3" (3.35m x 2.21m)
uPVC double glazed window to front, stainless steel single drainer sink unit with chrome mixer tap, range of fitted wall and base units incorporating a stainless steel electric oven with four ring electric hob and stainless steel cooker hood, space for a tall fridge freezer, plumbing for washing machine, roll edged worksurface.

BEDROOM ONE

11'0" x 9'9" (3.35m x 2.97m)
uPVC double glazed window to rear, electric wall heater, door leading into en suite.

EN SUITE

White suite comprising; W.C. wash hand basin and a shower cubicle with a chrome shower system, tiled splash backs, shaver point, Dimplex electric wall heater, light activated extractor fan.

BEDROOM TWO
11'0" x 9'7" (3.35m x 2.92m)
uPVC double glazed window to front, electric wall heater.

BEDROOM THREE
11'1" x 5'9" (3.38m x 1.75m)
uPVC double glazed window to rear, electric wall heater.

BATHROOM
6'7" x 6'2" (2.01m x 1.88m)
White suite comprising; W.C. wash hand basin and panelled twin gripped bath with chrome mixer tap and chrome over bath shower system with side splash screen, tiled splash backs, light activated extractor fan, Dimplex electric wall heater.

OUTSIDE

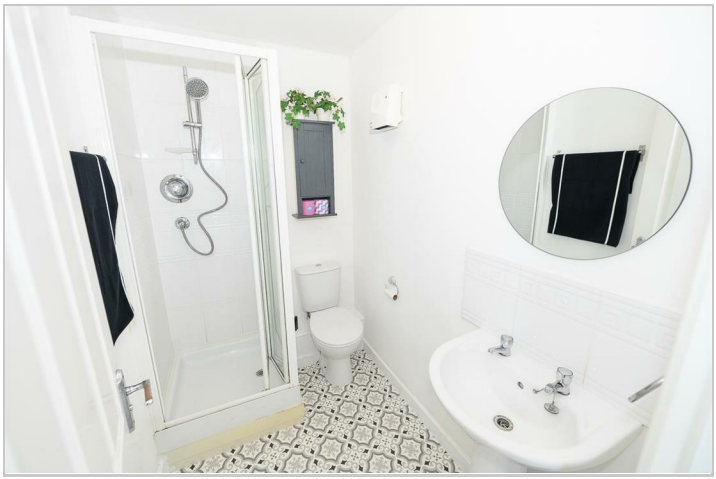
OFF STREET PARKING
One allocated off street parking space which is located next to stairwell.

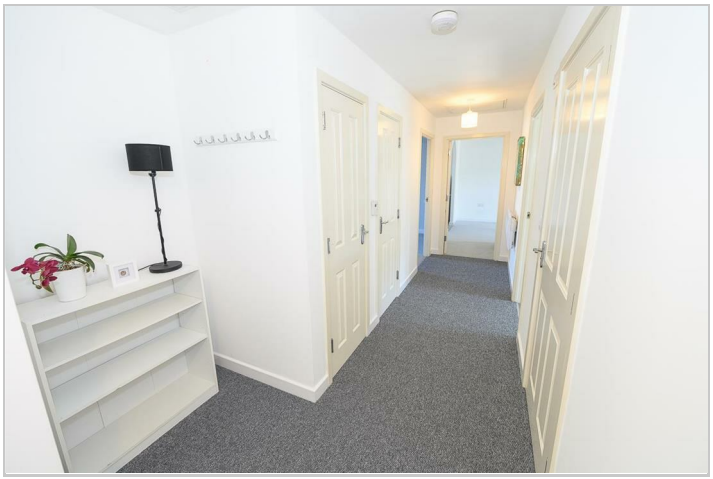
BICYCLE STORAGE
A secure bicycle storage area is located in the car park.

ANTI-MONEY LAUNDERING
Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.









Road Map



Hybrid Map



Terrain Map



Floor Plan

Approximate Gross Internal Floor Area = 85.0 sq m / 915 sq ft

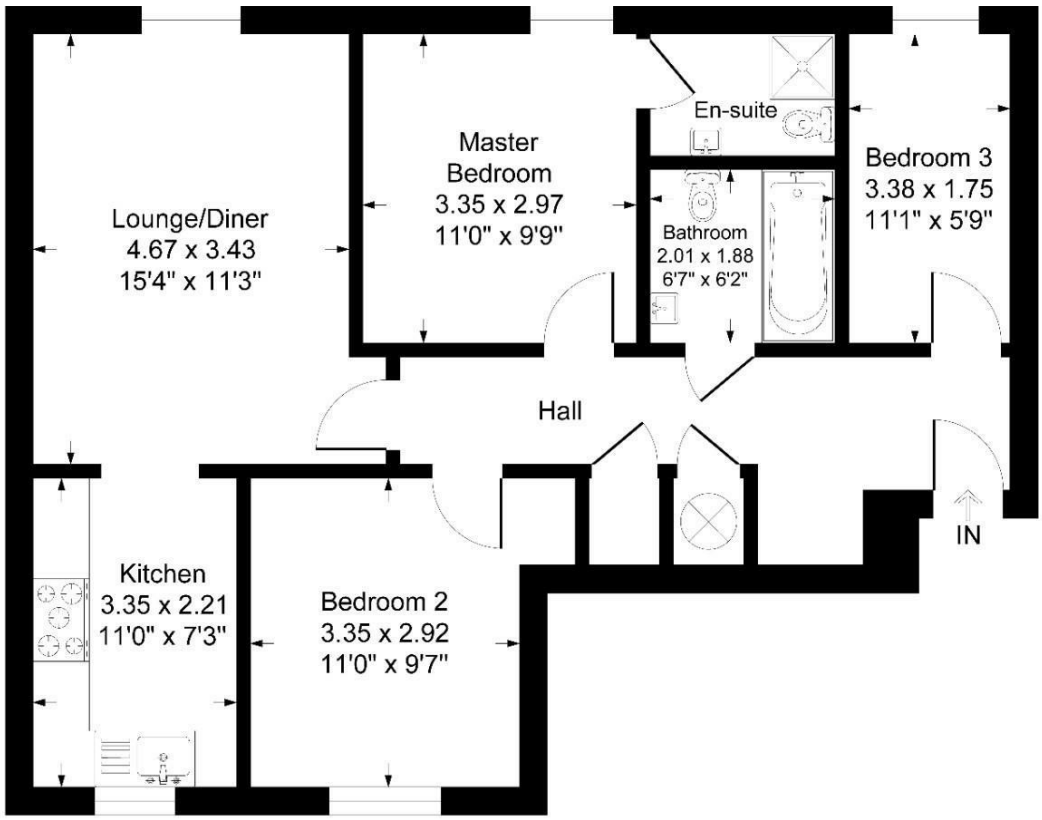
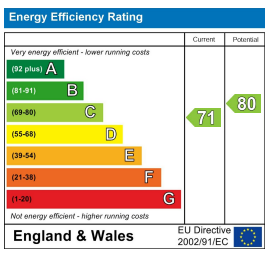


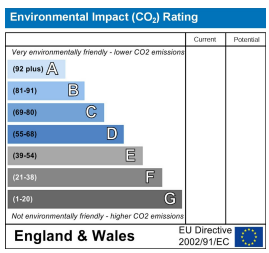
Illustration for identification purposes only, measurements are approximate, not to scale.

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.

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com https://www.hunters.com