



Hedgemean View, Bristol, BS16 1EP

£535,000

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Hunters are delighted to offer this highly spacious 3 bedroom split level semi detached property located within the highly sought after Stapleton Village having a rural feel and superb open rear views. This fabulous individual property is offered with vacant possession and is positioned having both excellent access to Bristol centra and the M32. Suited to a wide range of buyers the internal accommodation briefly comprises to ground level, a kitchen and dining room. To the lower level there is a spacious lounge with wood flooring having fabulous rear open views with garden access. To the first floor there is a double bedroom with views and a modern contemporary fitted bathroom. to the 2nd floor there are a further 2 bedrooms. Further benefits include, UPVC dg windows, gas central heating via a Worcester combination boiler, off street parking, a single garage, a front garden with side pedestrian access, and a fantastic large rear garden with timber shed leading down to the River Frome. This fantastic property requires an internal viewing to really appreciate everything there is to offer.



Entrance

Via double glazed door to side leading to...

Lobby

Wood grain effect laminate flooring, radiator, built in storage cupboard housing Worcester gas combination boiler serving central heating and hot water.

Inner Vestibule

Glazed panelled door leading to...

Dining Room 12'5" x 10'6"

UPVC double glazed window to front, radiator, wood grain effect laminate flooring, steps down to lower level.

Kitchen 9'10" x 8'10"

UPVC double glazed window to front, base and wall fitted units with roll top working surfaces incorporating a 1.5 bowl sink, plumbing for washing machine, fitted gas hob with oven below and extractor over, space for fridge freezer, plumbing for dishwasher.

Lower Level

Lounge 19'11" x 13'0"

UPVC double glazed window to rear having fabulous far reaching views, double glazed door to rear leading to garden, wood flooring, two radiators.

First Floor Landing

Bedroom 2 12'7" x 12'4"

UPVC double glazed window to rear having stunning outlook and views, radiator, matching fitted wardrobes with cupboards above.

Bathroom

Opaque UPVC double glazed window to rear, modern contemporary refitted bathroom with panelled bath having overhead shower off main system with separate shower and mixer tap, low level WC, pedestal wash hand basin, chrome effect heated towel rail, partly tiled throughout.

Second Floor Landing

Bedroom 3 9'6" x 7'8"

UPVC double glazed window to front, radiator.

Bedroom 1 15'3" x 11'11"

UPVC double glazed window to front, radiator.

Exterior To The Front

Modest front garden which is mainly laid to soil ready for planting. There is off street parking via double wrought iron gates leading to a concrete driveway leading to garage with side pedestrian access.

Exterior To The Rear

Paved patio area adjoining property leading down to extra large garden with superb rural aspect and views with lots of potential. The garden is mainly laid to lawn with various sections having mature and attractive planting leading down to the River Frome with river access. Timber shed.

AML (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”

Tenure: Freehold
Council Tax Band: D

- Superb and highly spacious semi detached property
- Highly sought after Stapleton Village
- 3 good size bedrooms
- Individual split level rewarding home
- Extra large rear garden with river access and views
- Off street parking and single garage
- Large lounge with wood flooring and stunning rear views!
- Separate dining room
- Modern contemporary fitted bathroom
- Upvc dg windows and Worcester gas combination boiler



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C	70		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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.