

Property details approval form

78 Merlin Way, Chipping Sodbury, Bristol, Avon, England, BS37 6XS

Date: 11 June 2026

Property Ref and Version: YAT308503 - 0002

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £425,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Stunning Front and Rear Garden
- > Modern Lounge
- > Spacious Kitchen
- > Garage and Parking
- > 3 Bedrooms
- > Family Bathroom

○ Short Description

A truly delightful home that blends comfort, style and charm in perfect harmony. From its inviting living spaces to its beautifully kept garden, every corner is designed to make you feel right at home.

○ Long Description

Be welcomed into this charming detached home, by a stunning front garden that instantly sets the tone for what lies within. Enter through a welcoming porch featuring double storage wardrobes-perfect for keeping everything neat and tidy. Straight ahead, a versatile study/playroom awaits, ready to adapt to your lifestyle. To the left, a convenient W.C with a toilet and wash hand basin adds practicality.

Continue through to the spacious lounge/diner where a large window floods the lounge with natural light creating a warm and inviting atmosphere, complemented by a cozy gas fireplace. The space flows effortlessly into a stylish dining area, offering ample room for gatherings with double doors to the garden.

The kitchen, accessible from both the hall and dining room, is thoughtfully designed with plenty of workspace, room for all essential appliances and bright double windows. A handy door leads directly outside, making indoor-outdoor living a breeze.

The garden is truly a highlight. Featuring a tiled patio, a pathway leading to the rear gate and garage and a pristine lawn. A picturesque pond, framed by greenery and white stones adds a tranquil touch to this exceptionally well-kept space.

Upstairs, three beautifully presented bedrooms offer generous proportions and natural light, with the main bedroom dressed in a striking navy hue. The family bathroom completes the home, featuring a bath with overhead shower, wash basin, toilet and stylish charcoal grey patterned tiles.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Hallway

Double Glazed Door, 2 Big Built-in Wardrobes, leading to study/playroom and downstairs W.C. Radiator Storage under stairway.

Study/Playroom

7' 8" x 5' 9" (2.34m x 1.75m)

Double Glazed Window, Radiator.

W.C

Toilet, Wash Hand Basin, Radiator, Double Glazed Window.

Lounge/Diner

24' 6" x 11' 5" (7.47m x 3.48m)

Big Double Glazed Windows, Gas Fireplace, Radiators, Double Glazed Doors, Access to Kitchen from Diner.

Kitchen

14' x 9' 9" (4.27m x 2.97m)

Double Glazed Window and Door. Space for Dishwasher, Washing machine, Fridge. Built in range style cooker.

Garden

Tiled Patio with pathway leading to back gate and garage. Lawn. Neat Pond. Read back wooden patio.

Landing

Wooden landing, Double Glazed Window, Access to all 3 Bedrooms and Bathroom.

Bedroom 1

14' 8" x 9' 9" (4.47m x 2.97m)

Double Glazed Window, Radiator, Navy Walls.

Bedroom 2

9' 11" x 9' 10" (3.02m x 3.00m)

Radiator, Double Glazed Window.

Bedroom 3

9' 11" x 7' 10" (3.02m x 2.39m)

Double Glazed Window, Radiator, Built in Storage Unit.

Bathroom

9' 11" x 7' 10" (3.02m x 2.39m)

Double Glazed Window, Bath with overhead shower, Wash Hand Basin, Pedestal Toilet, Charcoal grey patterned Tiles.

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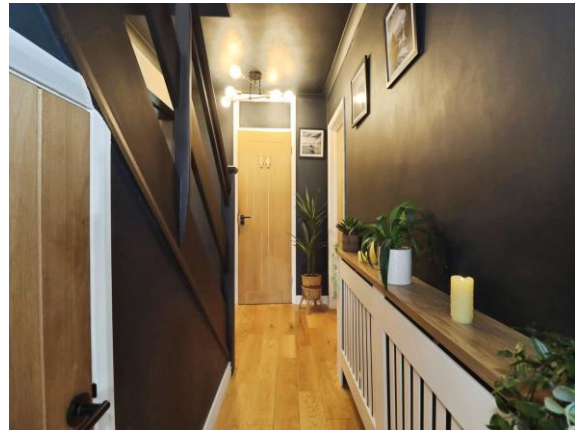
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○ Property Images



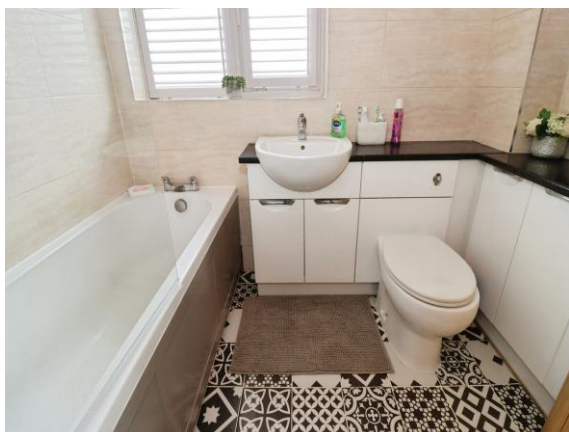
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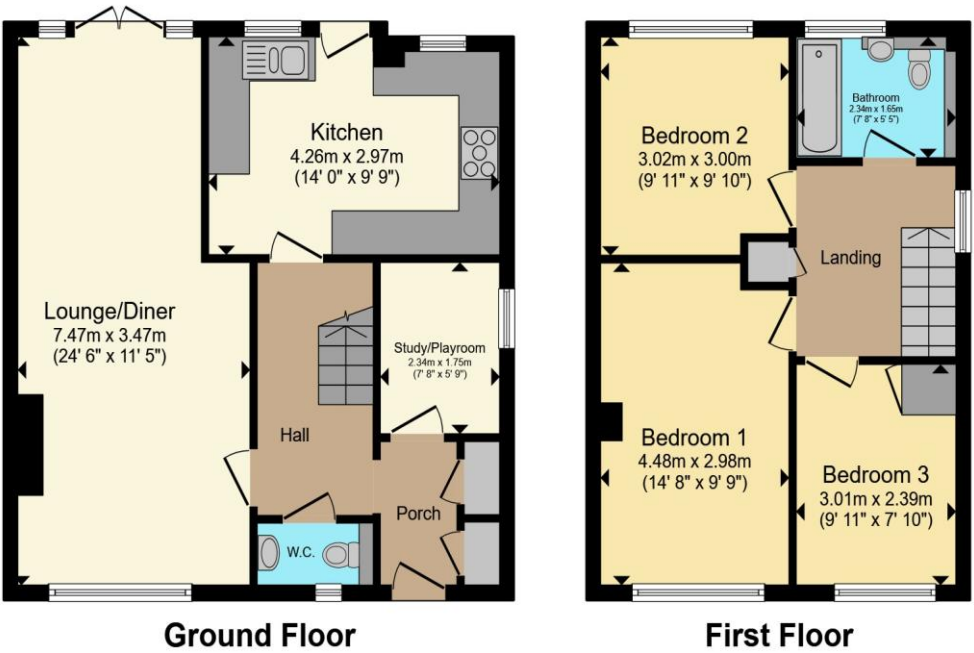
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Floor Plan



Total floor area 91.1 m² (981 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Bradley Bates		
Ms S. Rowley		