



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

11 Tynte Avenue, Bristol, BS13 0PY

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£290,000

A truly stunning three-bedroom mid-terrace home, discreetly positioned within a peaceful cul-de-sac, offering beautifully curated interiors and exceptional outdoor spaces.

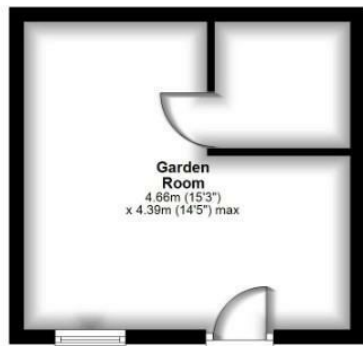
The property is approached via a private driveway providing parking for two vehicles and opens into a home that has been thoughtfully maintained and enhanced throughout. To the rear, the beautifully landscaped and well-established garden creates a tranquil retreat, ideal for both entertaining and quiet relaxation.

Enhancing the lifestyle appeal is a detached cabin/studio, perfectly suited as a home office, gym, creative space or guest retreat. In addition, there is also a separate outbuilding currently used as a utility room with WC, providing valuable additional convenience and perfectly complementing the garden for entertaining and BBQs.

This is a rare opportunity to acquire a stylish and versatile home in a sought-after setting, where internal comfort and external living blend seamlessly.

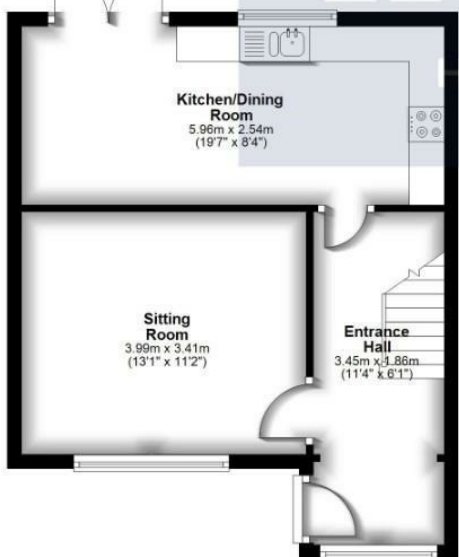
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**Ground Floor**  
Approx. 63.5 sq. metres (683.3 sq. feet)



**First Floor**

Approx. 40.2 sq. metres (432.6 sq. feet)




Total area: approx. 103.7 sq. metres (1115.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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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. 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.





