



Earls Mead,
Bristol,
BS16 1TP

£365,000

2 1 2 D

A stunning and very well-spaced 2 double bedroom split level bungalow set within a lovely position on the popular Trendlewood Park development surrounded by green space and beautiful walks. This individual property is beautifully presented throughout and offers modern decorations to suit many buyers. Internally this superb home briefly comprises of a generous lounge with views onto the rear garden, a modern fitted kitchen with dining area having further views down towards the garden through glass panelling, 2 double bedrooms and a luxury appointed contemporary fitted shower room. Further benefits include, Upvc dg windows, off street parking, a single garage and a lovely mature enclosed rear garden. This property deserves an internal viewing to fully appreciate the character and warmth on offer.



Entrance

Via a UPVC double glazed door to ...

Hallway

Bedroom 1 12'4" x 9'11"

UPVC double glazed window to front, fitted radiator. Steps down to ...

Lower Level

Built in cupboard and separate cupboard with shelving, fitted radiator.

Shower Room

Contemporary fitted with luxury appointed extra large tray with overhead shower off of the mains system, decorative tiling, sink into drawer unit, w.c fitted cupboard with hanging and shelving, chrome effect heated towel rail, tiled flooring.

Kitchen/Diner

Kitchen Area 8'4" x 8'2"

Modern base and wall fitted units with roll topped working surfaces incorporating a circular bowl sink, plumbing for automatic washing machine, fitted hob with oven below and extractor over, integral fridge/freezer, tiled floor.

Dining Room Area 10'5" x 7'8"

Space and area for dining table and chairs, tiled flooring, fitted radiator, glass paneling with lovely views onto rear garden.

Lower Level

Lounge 14'5" x 13'10"

Double glazed sliding doors to rear with pleasant outlook onto garden, fitted radiator.

Bedroom 2 13'11" x 8'0" extending to 19'7"

This includes a rear extension. Double glazed door to rear with pleasant outlook onto garden, fitted radiator.

Exterior

Has a lovely well established enclosed rear garden with hedged borders with artificial grass initially adjoining the property with the remainder laid to gravel with mature and attractive planting. To the front has off street parking via a drop paved driveway leading to single integral garage.

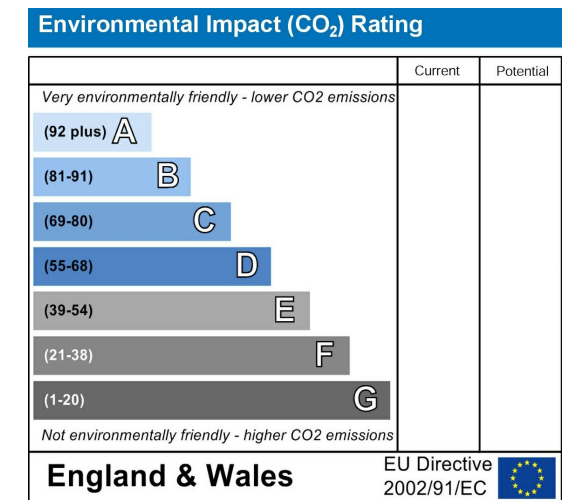
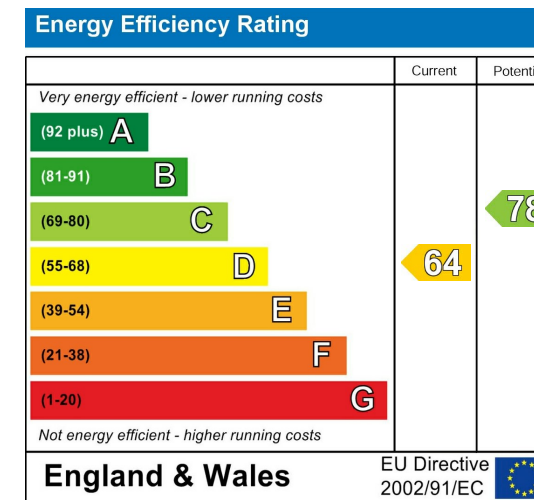
Single Integral Garage

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: C

- A beautifully presented 2 double bedroom split level bungalow
- Spacious light and airy accommodation throughout
- Lovely enclosed rear garden
- Generous lounge with pleasant rear outlook onto rear garden
- Contemporary bespoke luxury appointed shower room
- Off street parking/Superb home!
- Single integral garage
- Offered with vacant possession
- Modern fitted kitchen
- Dining room with onward views to garden



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.