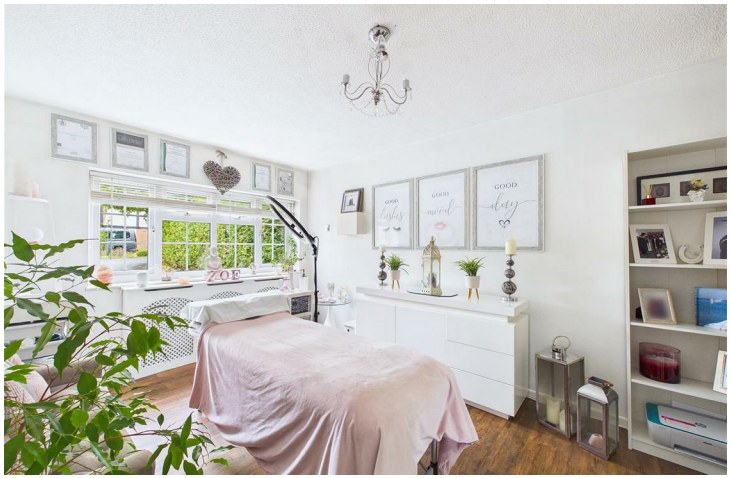
Helston Road Bristol BS48 2UA

£515,000

marktempler
RESIDENTIAL SALES



Property Type
House - Detached

How Big
1087.00 sq ft

Bedrooms
4

Reception Rooms
2

Bathrooms
1

Warmth
Gas Central Heating

Parking
Driveway

Outside
Front & Rear

EPC Rating
C

Council Tax Band
E

Construction
Standard

Tenure
Freehold

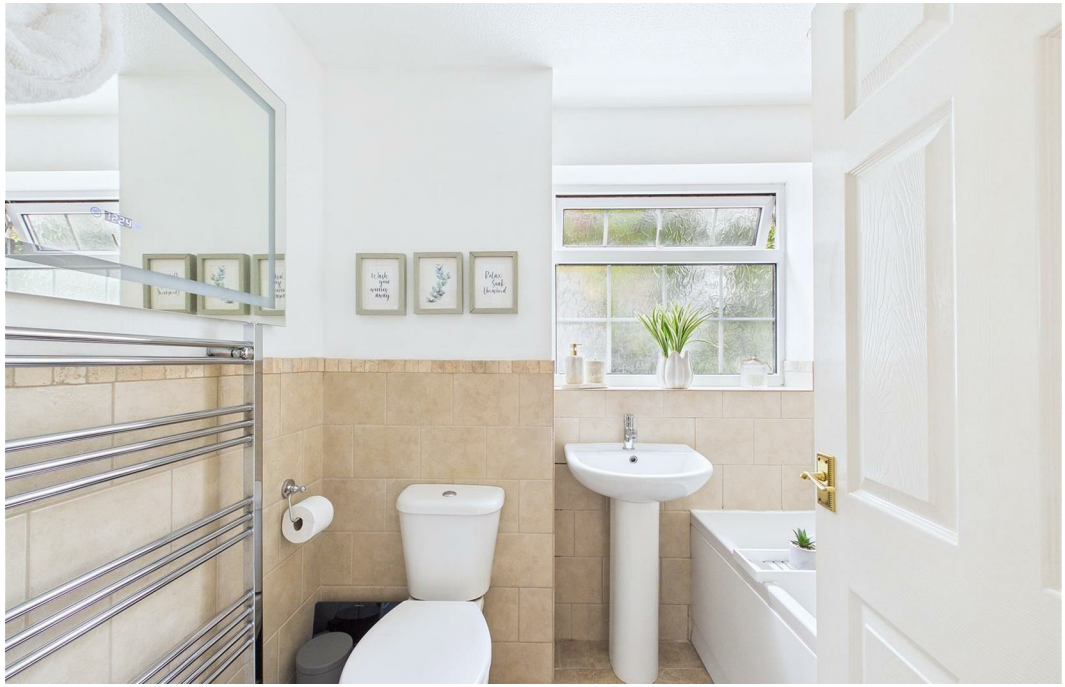
Situated off Trendlewood Way, this well-presented four-bedroom detached house offers spacious and flexible accommodation, a generous enclosed garden and a convenient location close to open countryside.

The property is approached via a driveway providing parking for at least two cars, with an adjoining front garden laid to attractive decorative chippings. A side entrance leads into the welcoming central hallway, which provides access to the principal rooms and features a useful downstairs cloakroom.
To the front of the property is a comfortable sitting room, while a further reception room, formerly the garage, provides excellent flexibility and could be used as a separate dining room, home office, playroom or additional living space. To the rear, the spacious kitchen/dining room provides a wonderful hub for family life, with plenty of storage, an abundance of natural light and double doors opening directly onto the rear garden. Upstairs, the central landing leads to four well-proportioned bedrooms, together with a modern family bathroom and useful airing cupboard.

The enclosed rear garden has been thoughtfully designed with a spacious patio, area of lawn and decorative chippings, providing a pleasant and versatile outdoor space. A fantastic summerhouse with power offers further flexibility and would make an ideal home office, garden room or hobby space. The garden is enclosed by a combination of fencing and brick wall, providing a good degree of privacy.

The property is ideally positioned close to open countryside, with excellent opportunities for walking and enjoying the surrounding area. The popular Old Farmhouse family pub is also within walking distance, making this a particularly appealing location for families and those looking for a balance of countryside and convenience.

Spacious four-bedroom detached home with flexible living areas, generous garden, powered summerhouse and countryside walks nearby.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.

Material Information

UTILITIES
Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

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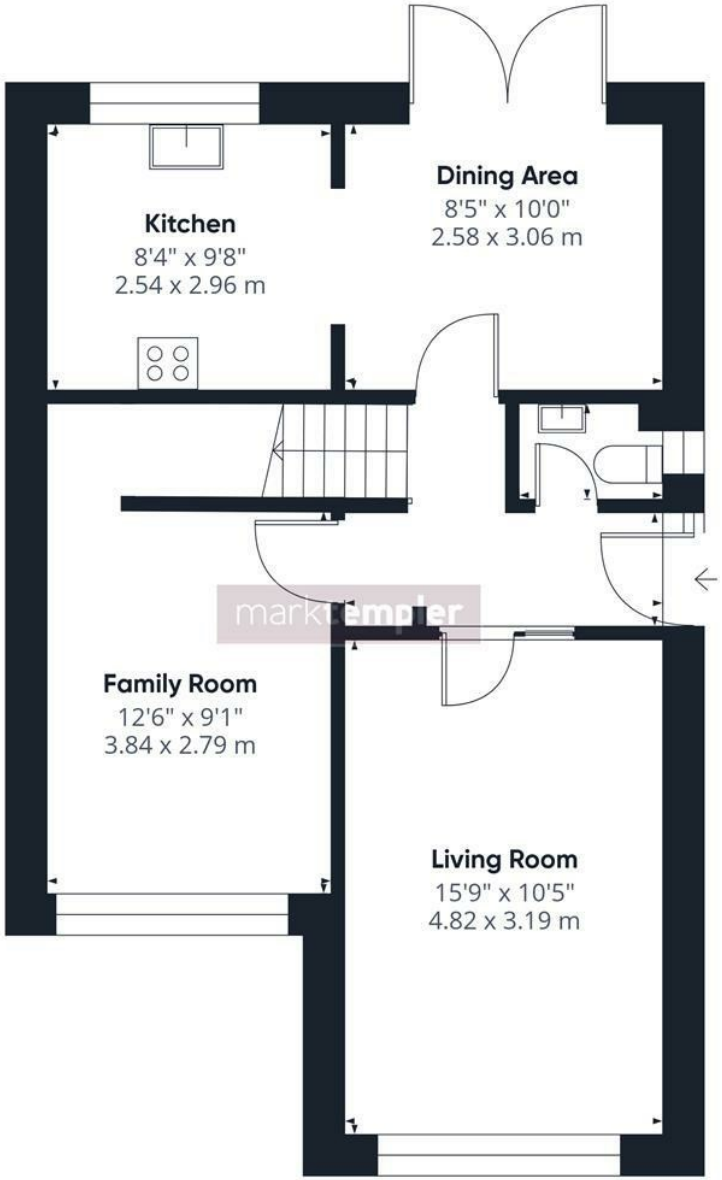

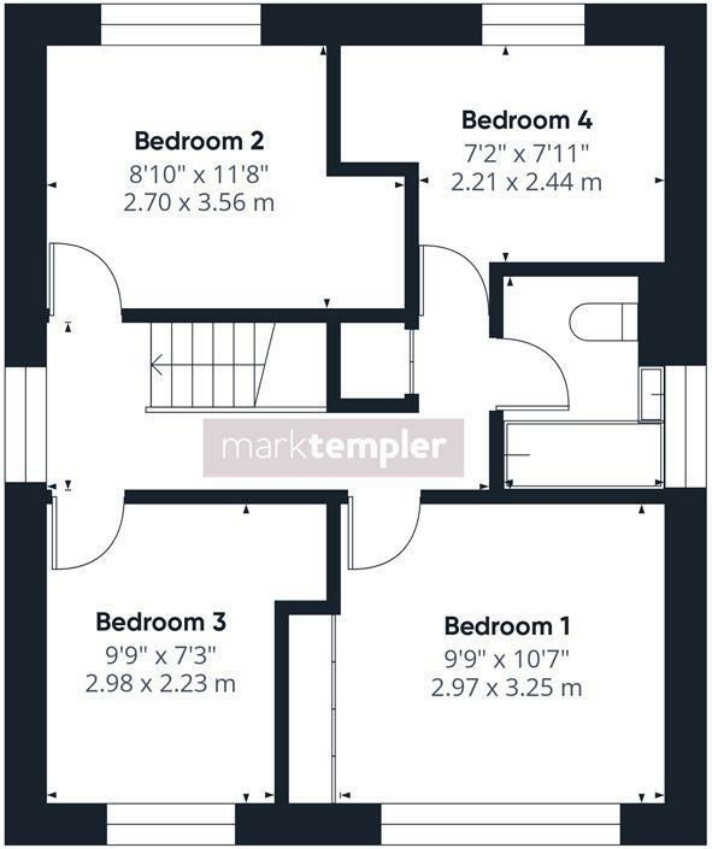

The Property Ombudsman

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