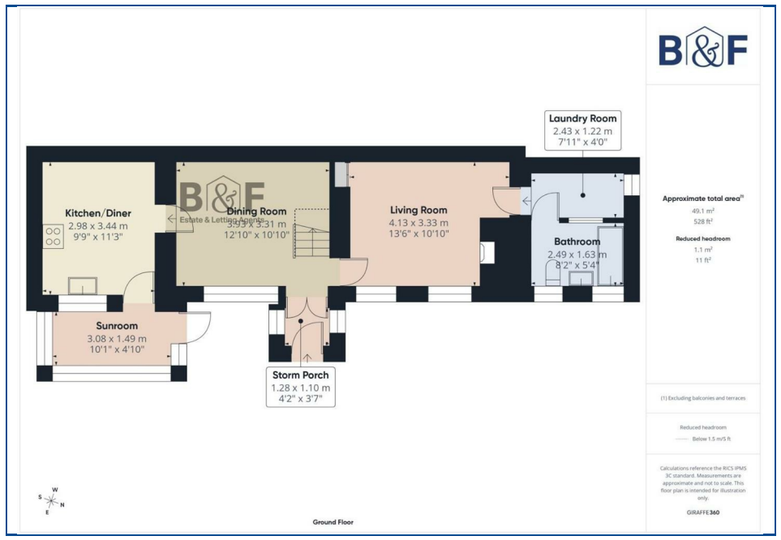
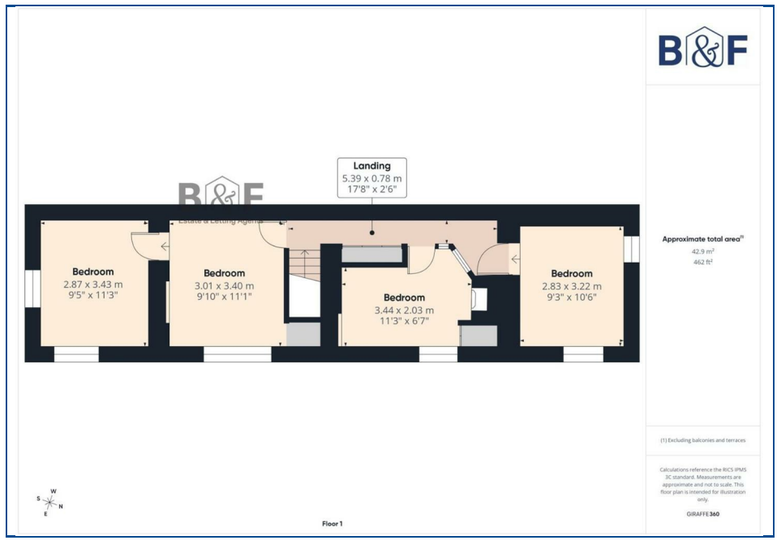
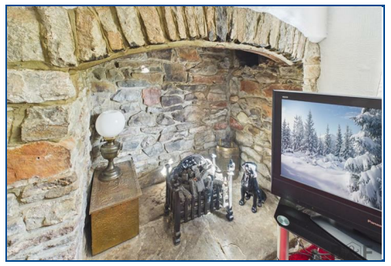
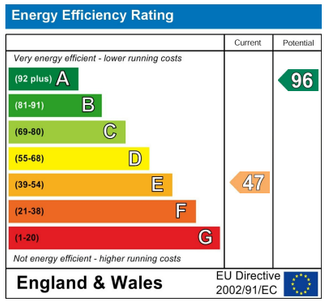




- Four Bedrooms
- Kitchen/Diner
- Bathroom
- Off Street Parking
- Equal Distance to Bath and Bristol
- Two Reception Rooms
- Utility Room
- Large Mature Garden
- Lovely Rural Setting
- Requiring Updating




MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

# Brunt & Fussell

**t:** 01179566004 **e:** info@bruntandfussell.co.uk **www.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ

## 16 Cann Lane, Bridgeyate, Bristol, BS30 5NH

## £550,000

Entrance Porch 4'2 x 3'7

Dining Room 12 x 10'10

Living Room 13'6 x 10'10

Kitchen/Diner 9'9 x 11'3

Utilty Room 7'11 x 4

Bathroom 8'2 x 5'4

Sunroom 10'1 x 4'10

Landing 17'8 x 2'6

Bedroom 9'5 x 11'3

Bedroom 9'10 x 11'1

Bedroom 11'3 x 6'7

Bedroom 9'3 x 10'6

Outside

Large Mature Gardens

Outbuilding

Garage

Ample Off-Street Parking

Offered with no onward chain. We are delighted to offer for sale this four bedroom semi-detached home with approximately over 1/3 acre, mature fully enclosed garden, bordering open fields, and off street parking for multiple vehicles, via double security gates. The property does require updating, but is perfectly mortgageable and livable. The accommodation comprises entrance porch, two reception rooms, kitchen/diner, utility room, bathroom and sunroom on the ground floor with four bedrooms to the first floor.
The property is extremely versatile and lends itself to further development (subject to the usual planning permissions) It's extremely rare that properties come to the market on this sought after road. The tranquil rural setting and the community are both widely renowned. The property has good access to both Bristol and Bath and is sure to create high demand. We strongly recommend an early visit to avoid disappointment.
Energy Rating E. Council Tax D.

** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR **