







FLAT 4 BELLEVUE, 61A ARBUTUS DRIVE, COOMBE DINGLE BS9 2PW GUIDE PRICE £285,000

LOCATION

Coombe Dingle is renowned for its semi-rural character, with the beautiful Blaise Castle Estate close at hand, providing an exceptional setting for dog walking, exercise and leisurely countryside strolls. The area is also ideally placed for a wide range of recreational facilities, including several highly regarded golf courses, health clubs and leisure amenities. The home also benefits from easy access to local shops in Westbury on Trym, Shirehampton and offers good transport links into the city.

DESCRIPTION

Finished to an exceptional standard, this impressive home combines contemporary design with excellent energy efficiency, including solar panels and underfloor heating.

The accommodation comprises a high-specification kitchen/diner with integrated appliances, excellent storage and a useful long cupboard, a spacious double bedroom with feature windows to the rear aspect and superb views.

The generous living room is a particular feature, benefiting from feature glazing and a Velux Cabrio balcony, providing far-reaching views across the city. Completing the accommodation is a beautifully appointed high-specification shower room with separate WC.

Outside, the property further benefits from secure bicycle storage, while the solar panels contribute to the home's excellent eco credentials. There is ample on permitted on street parking.

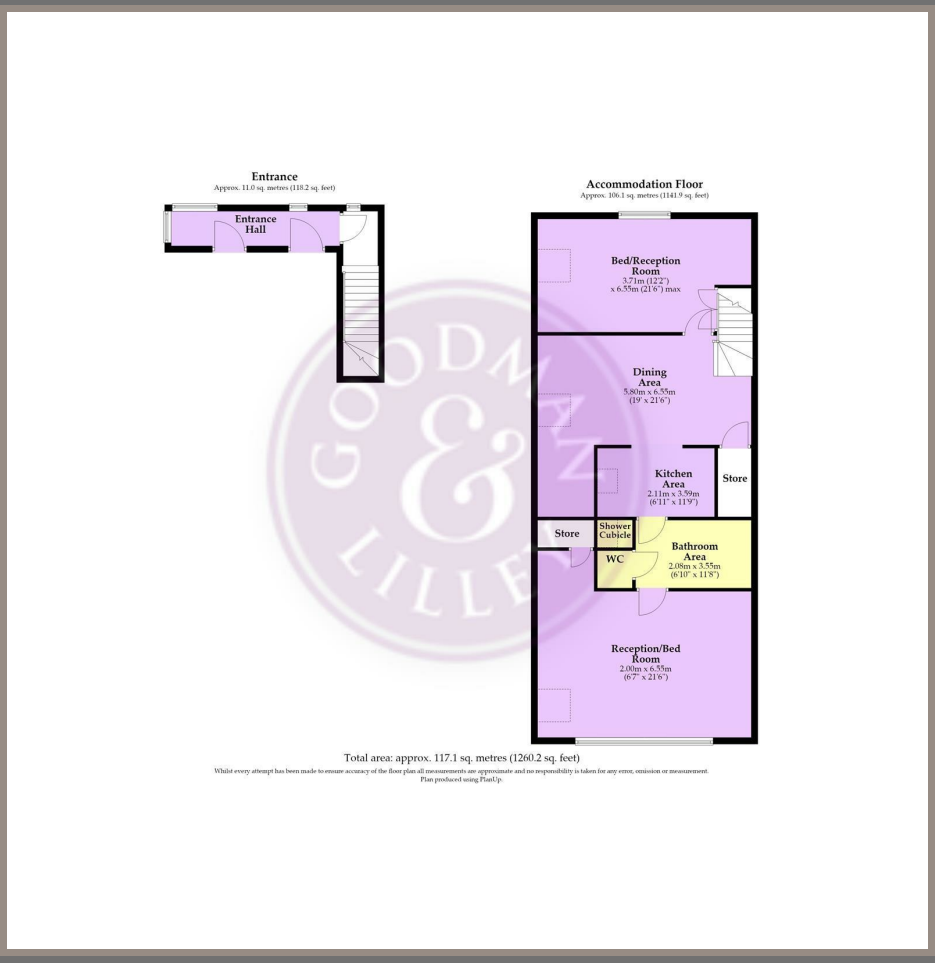
USEFUL INFORMATION

Electricity - via solar panels but supplemented by Utility Point.
Hot water - via solar thermal but supplemented by a boiler (located behind living room cupboard).
Sprinkler system - also located in living room cupboard.
Dehumidifier system, installed throughout house.
Portable light switches - The Vendor has located these in convenient places but they can be moved around if needed.
Tablet device with webcam connected to front door to see guests arriving.
Bike store with space for two bikes.

Management Info -
Share Of Freehold (4 apartments)
£100 a month maintenance fee which includes Buildings Insurance
Lease -991 years remaining

Council Tax -
BAND C
Bristol City Council
Telephone (England):
03000 501 501

Approximate current bills -
£35 a month for electricity - economical due to solar panels and solar hot water.
Water £22 monthly
Council tax is band C
Virgin Media for TV & phone line
*These costs will vary due to usage.



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- Top Floor Apartment
- One Double Bedroom
- Modern Shower Room
- Beautiful Panoramic Views
- High Quality Fitted Kitchen / Living Room With Stunning Views
- Popular BS9 Location

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

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