



670 Wells Road, Bristol, BS14 9HT

£700,000

This four-bedroom detached bungalow is offered for sale in the Wells Road area of South Bristol, providing versatile accommodation arranged over two floors. The property has been sympathetically adapted for accessibility and includes disabled facilities.

The ground floor features a double bay-fronted layout, with a separate lounge/diner and an additional separate sitting room/bedroom four, offering flexible use of space. The master bedroom is also located on the ground floor, served by a large bathroom/wet room. A generous open-plan kitchen/dining room benefits from good natural light and patio doors opening directly onto the rear garden. There is also a useful utility room.

Upstairs, there are two further double bedrooms linked by a Jack and Jill en-suite. Externally, the bungalow sits on a good-sized plot with a large driveway providing parking for several vehicles, a tandem garage, and a conversion to the rear of the garage creating an office space. The rear garden includes a terrace with ramp access leading to a level lawn, enhancing accessibility.

Entrance Hall



Master Bedroom

14'3" x 10'2" (4.35 x 3.12)



Kitchen / Dining Room

19'4" max x 18'9" max (5.90 max x 5.72 max)

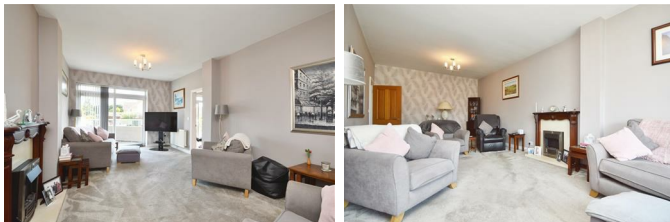


Utility Room

6'9" x 5'2" (2.06 x 1.60)

Lounge / Dining Room

25'2" x 11'6" (7.69 x 3.53)



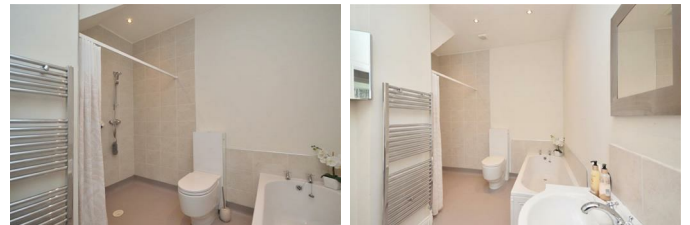
Sitting Room / Bedroom Four

11'6" x 10'1" (3.53 x 3.08)



Ground Floor Bathroom and Wetroom

12'2" x 9'4" (3.72 x 2.87)



First Floor Landing



Bedroom Two

16'0" x 12'0" (4.88 x 3.68)

11'4" x 8'2" (3.47 x 2.51)



Bedroom Three

12'7" x 10'6" (3.85 x 3.21)



Jacki and Jill En-Suite



Outside



Garage

17'11" x 8'2" (5.48 x 2.51)

Office

Floor Plan

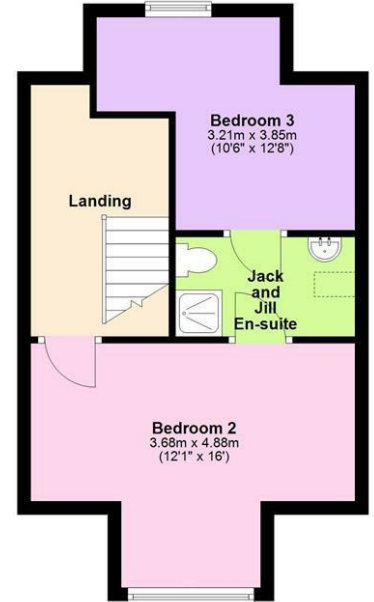
Ground Floor

Approx. 127.1 sq. metres (1368.4 sq. feet)



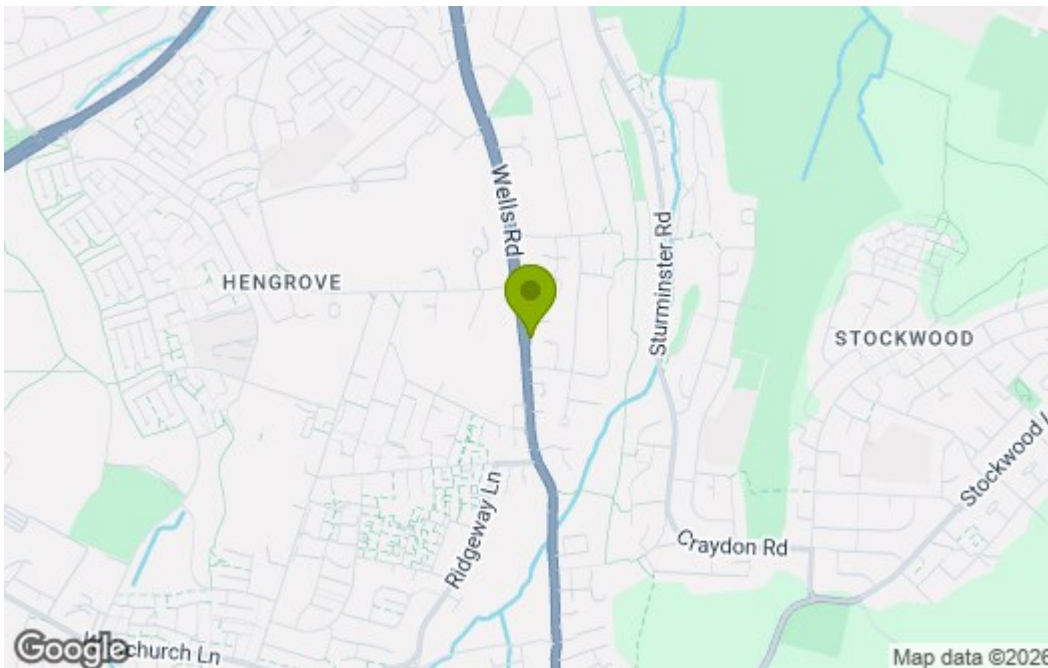
First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 163.3 sq. metres (1757.9 sq. feet)
670 Wells Road, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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