



**Cornish Walk, Bristol**  
BS14 8LP

**Offers In Excess Of**  
£££££



# Cornish Walk, Bristol

## DESCRIPTION

This three-bedroom terraced house in Bristol is offered for sale and will suit first-time buyers and families looking for access to green space, local amenities and transport links.

The ground floor features a welcoming entrance hallway leading to a light and airy lounge/diner with garden views and French doors opening directly onto the enclosed rear garden. The garden provides a good-size outdoor area, ideal for everyday use and low-maintenance enjoyment. To the front of the property there is off-street parking. A modern kitchen completes the ground floor accommodation.

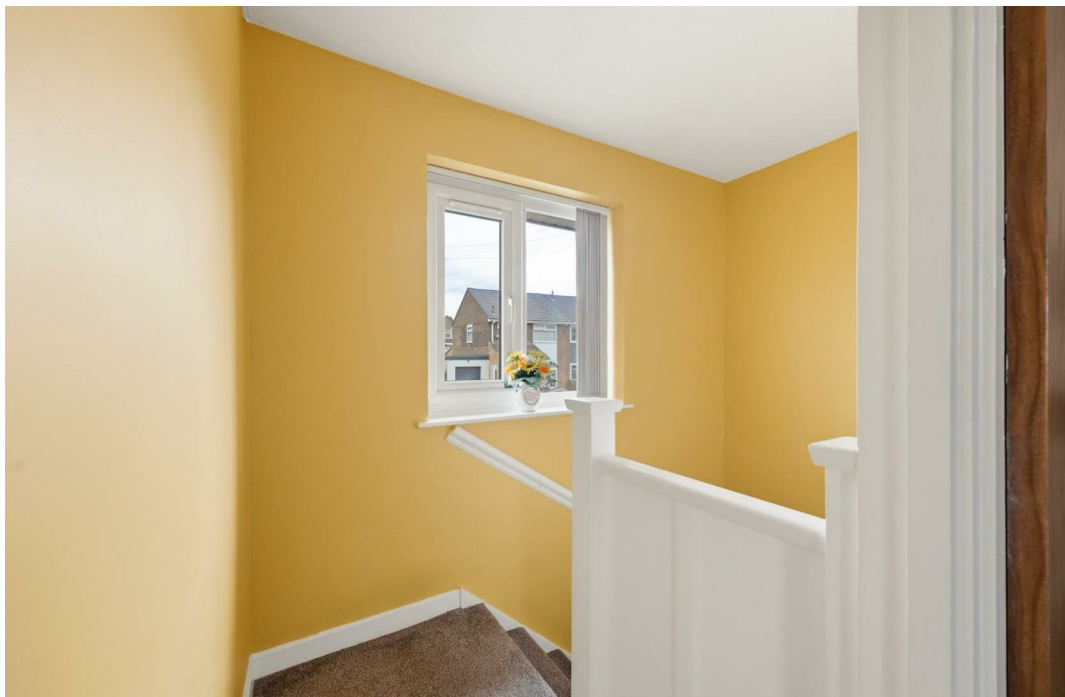
Upstairs, the property offers two double bedrooms and one single bedroom, all served by a family bathroom.

The location provides convenient access to local amenities and nearby schools within the BS14 area. Stockwood Nature Reserve is close by, offering walking routes, open green spaces and opportunities for leisure and exercise.

Public transport links connect the area to central Bristol and beyond. Nearby bus routes provide regular services into the city centre and to key hubs such as Bristol Temple Meads station, from where direct rail services run to Bath, Cardiff and London. Typical journey times from Temple Meads are around 15 minutes to Bath Spa, approximately 50–60 minutes to Cardiff Central and from around 1 hour 40 minutes to London Paddington on faster services, making this location practical for commuting.

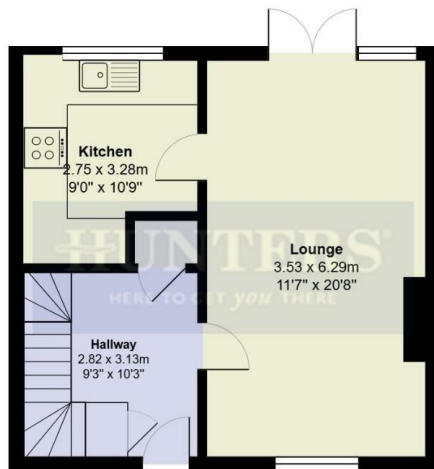
Overall, this three-bedroom terraced home in Bristol presents a well-arranged layout, outdoor space to the front and rear, and access to green spaces and local facilities. Call today to arrange a viewing appointment!





Cornish Walk, Stockwood, Bristol, BS14 8LP

Total Area: 84.0 m<sup>2</sup> ... 904 ft<sup>2</sup>

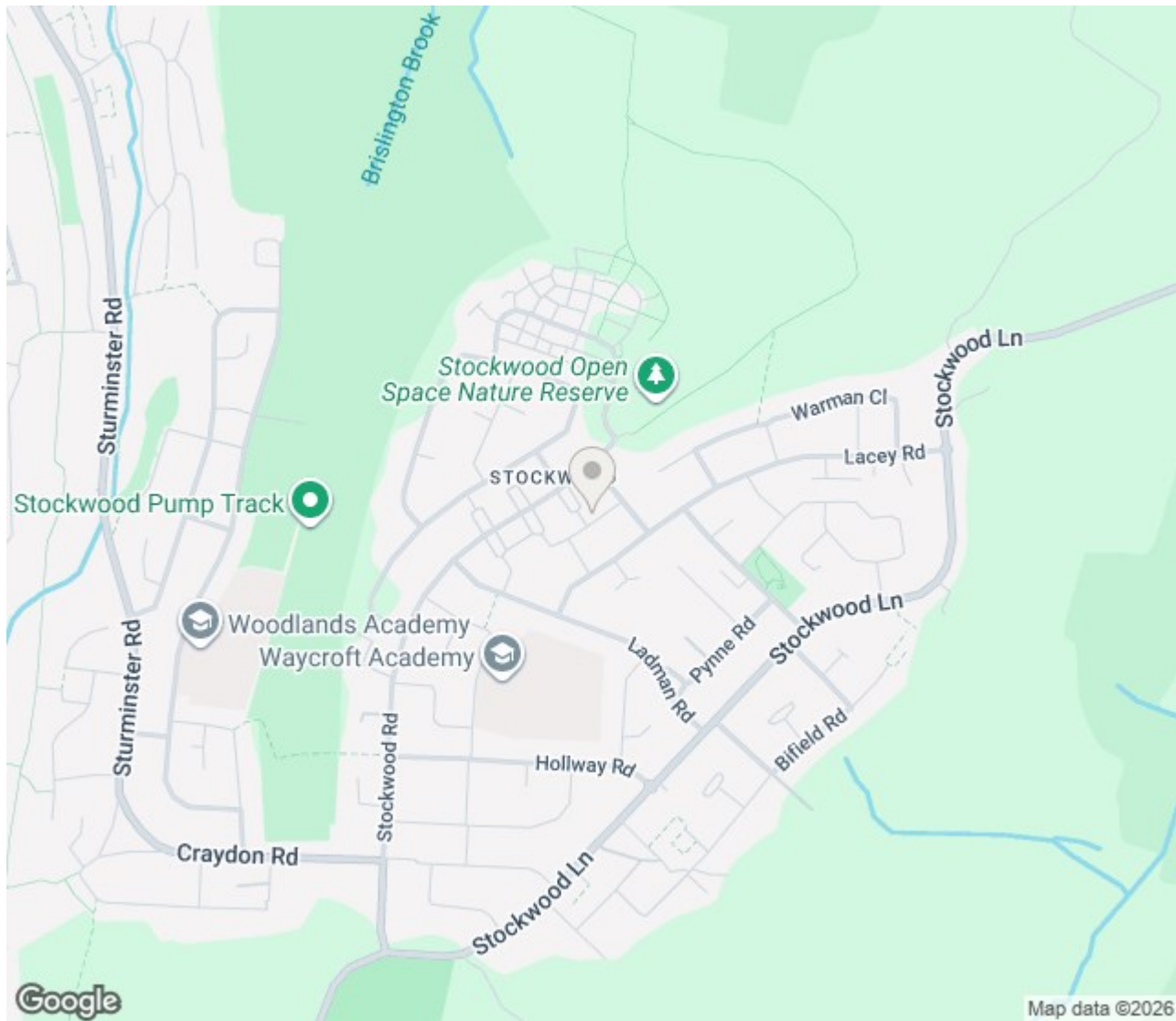


Ground Floor



First Floor





# ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>75</b>               |
| (55-68) <b>D</b>                            | <b>60</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

## 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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**







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.