



# Templar Road, Bristol, BS37 5TF

£415,000

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Nestled on the desirable Templar Road, this well-presented three bedroom link detached house offers a perfect blend of comfort and modern living. The property boasts a stunning double-glazed conservatory, which provides an abundance of natural light and creates an inviting space for relaxation or entertaining guests. As you enter, you are greeted by a welcoming entrance hall that leads to a spacious lounge/diner, ideal for family gatherings or quiet evenings in. The modern bathroom is tastefully designed, ensuring a pleasant experience for all. Additionally, the convenience of a downstairs cloakroom adds to the practicality of this lovely home. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find a westerly facing rear garden, perfect for enjoying the afternoon sun, along with off-road parking and a garage, providing space for a vehicle and storage. This charming residence is situated opposite St Mary's Green, offering a pleasant environment while remaining close to local amenities. With its attractive features and prime location, this delightful home is an excellent opportunity for families a couple or individuals seeking a comfortable and stylish living space.



## ENTRANCE HALL

Stairs to 1st floor with cupboard under, laminate flooring, radiator, doors into

## DOWNSTAIRS CLOAKROOM

Double glazed window to the front, white low level WC, wash hand basin, tiled walls, radiator.

## LOUNGE/DINER 23'10" x 12'0" - 8'10"

Double glazed window to the front, TV point, gas feature fireplace in wooden surround, laminate flooring, two radiators, double glazed French doors into

## CONSERVATORY 14'2" x 9'1"

Double glazed construction on a dwarf wall with warm roof and ceiling fan light, laminate flooring, two electric wall heaters, double glazed French doors to the

## KITCHEN 9'7" x 8'11"

Double glazed window to the rear, double glazed door to the side, range of wall, drawer, display and base units with work surface over, sink unit with mixer tap over, integrated dishwasher, fridge/freezer, pull out pantry and wine rack, plumbing for washing machine, electric oven with gas hob and extractor hood over, wall cupboard housing gas boiler.

## LANDING

Double glazed window to the side, access to part boarded loft space with ladder and light, airing cupboard housing hot water tank, doors into

## BEDROOM ONE 10'10" x 9'11"

Double glazed window to the front with open outlook to the front, built in double wardrobes, radiator.

## BEDROOM TWO 10'6 x 10'4"

Double glazed window to the rear, radiator.

## BEDROOM THREE 8'0" x 7'10"

Double glazed window to the front with open outlook to the front, radiator.

## BATHROOM

Double glazed window to the rear, white suite comprising panelled bath with shower over, concealed cistern WC, vanity wash hand basin with storage under and work surface over, heated towel rail, tiled walls. LVT flooring.

## OUTSIDE

The front garden is laid to lawn with flower and shrub border with pathway leading to the front door.

The westerly facing enclosed rear garden is laid to patio with steps leading to raised lawn with stone edging, large enclosed decked area, garden shed with electric, storage to the side of the property, gated access to the side and courtesy door to the garage.

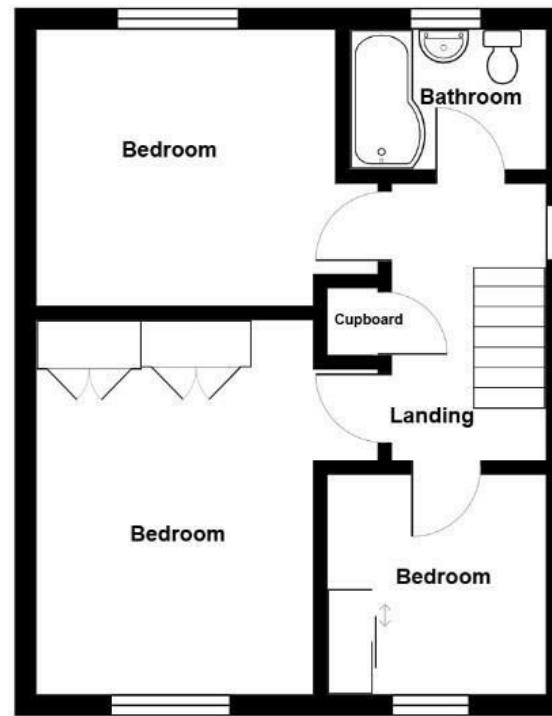
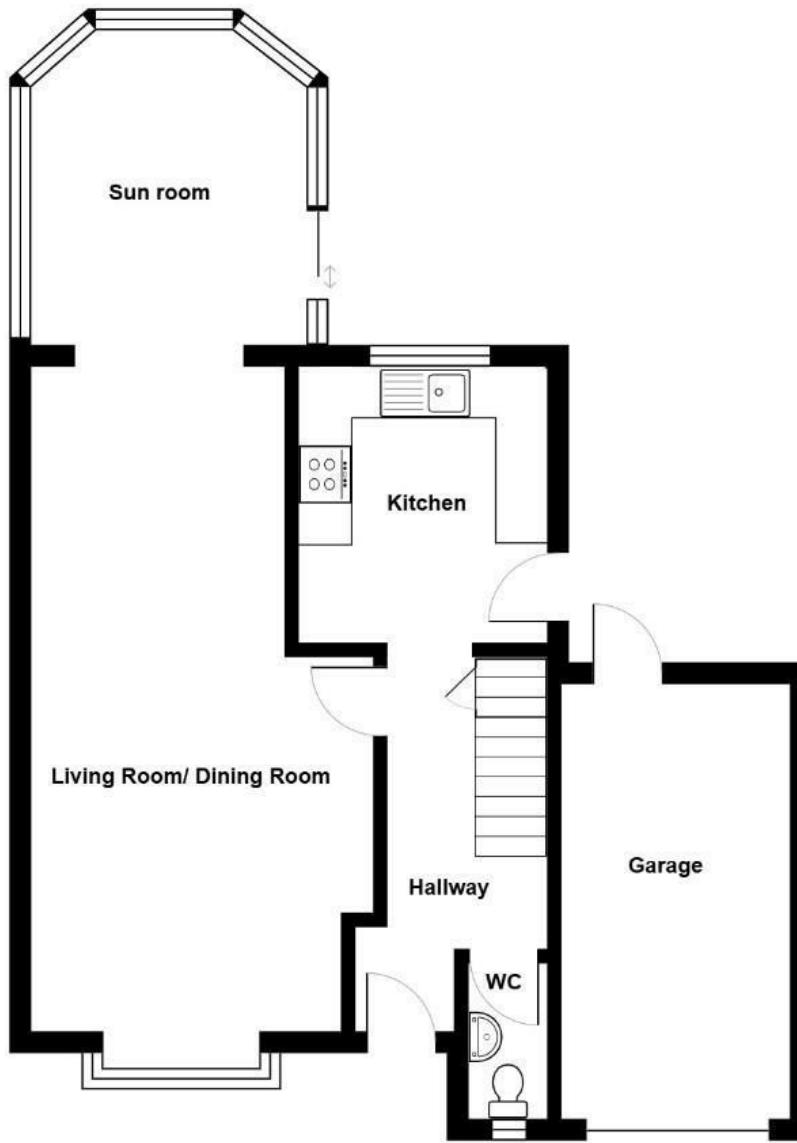
## GARAGE

There is an attached single garage with up and over door, light and power with courtesy door to the rear garden and driveway to the front.

## AGENTS NOTE

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold  
Council Tax Band: C



- Well Presented Three Bedroom Detached House
- Entrance Hall
- Downstairs Cloakroom,
- Lounge/Diner
- Modern Bathroom
- Gas Central Heating, Double Glazing
- Stunning Double Glazed Conservatory
- Westerly Facing Rear Garden
- Garage and Off Road Parking
- Opposite St Mary's Green

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.

**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.