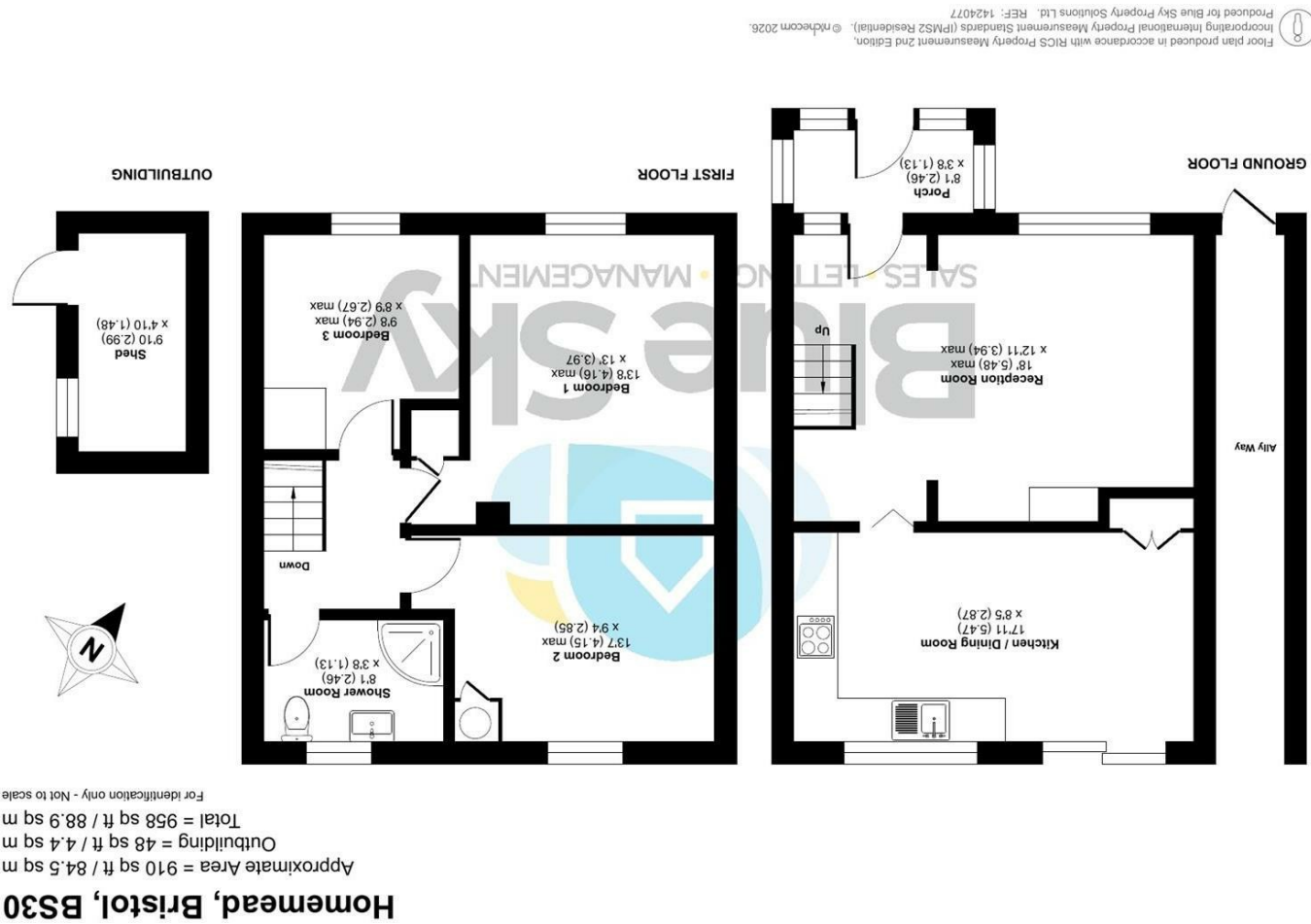




We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit!**

**Don't forget to register and stay ahead of the crowd.**

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[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

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**Get in touch to arrange a viewing!**

**Like what you see?**



Council Tax Band: B | Property Tenure: Freehold

OFFERED WITH NO ONWARD CHAIN IS THIS 3 BEDROOM TERRACED HOME IN HOMEMEAD, BRISTOL!! This property offers a perfect blend of comfort and convenience, making it an ideal choice for families or first-time buyers. As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is the open-plan kitchen and dining area, which is designed to be both functional and stylish. This space is ideal for family meals and gatherings, allowing for a seamless flow between cooking and dining. The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The shower room is conveniently located to serve all bedrooms, ensuring practicality for everyday use. Outside, you will appreciate the driveway parking for one vehicle, a valuable feature in this area. The cul-de-sac location offers a sense of community and safety, making it a wonderful place for children to play and for residents to enjoy a quieter lifestyle. With no onward chain, this home is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful property in Bristol, where comfort and convenience await.



Entrance Porch

8'1 x 3'8 (2.46m x 1.12m)  
uPVC double glazed door an windows,  
wood effect flooring,

Lounge

18' x 12'11 (5.49m x 3.94m)  
Obscure double glazed door and window  
into lounge, stairs to first floor landing,  
double glazed window to front, radiator,  
electric fireplace with feature surround,  
cupboard housing fuse box, gas and  
electric meters,

Kitchen / Dining Room

17'11 x 8'5 (5.46m x 2.57m)  
Double glazed window and door to rear,  
the kitchen consists of matching wall &  
base units with worktop over, stainless  
steel sink with mixer taps & drainer, built-  
in electric oven & hob with extractor hood  
above, built-in dishwasher, part tiled walls,  
tiled effect flooring, radiator, storage  
cupboard, space for the following  
appliances:- fridge / freezer and washing  
machine,

First Floor Landing

Stairs to ground floor, loft access,

Bedroom 1

13'8 x 13' (4.17m x 3.96m)  
Double glazed window to front, storage  
cupboard, radiator,

Bedroom 2

13'7 x 9'4 (4.14m x 2.84m)  
Double glazed window to rear, airing

cupboard housing gas combi boiler,  
radiator,

Bedroom 3

9'8 x 8'9 (2.95m x 2.67m)  
Double glazed window to front, radiator,

Shower Room

8'1 x 3'8 (2.46m x 1.12m)  
Obscure double glazed window to rear,  
walk-in shower cubicle, vanity wash hand  
basin, W.C., radiator, tiled walls, tiled effect  
flooring,

Front / Driveway

Off street parking for one car, pathway to  
front door, shared side access to rear  
garden, outside light, gravel boarders,  
enclosed by low level fencing,

Rear Garden

Low maintenance rear garden, lawn with  
patio area, outbuilding, enclosed by  
fencing and walls, shared side access to  
front, outside water tap and light,

Agent Note

Should you decide to make an offer on this  
property, we'll need to complete some  
standard Anti-Money Laundering (AML)  
checks as part of the buying process, in  
line with HMRC regulations. To make this  
as straightforward as possible, we work  
with our trusted compliance partner,  
Coadjute, who carry out these checks on  
our behalf. There is a fee for this service,  
which will be payable if you choose to  
proceed with your offer.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      | 75        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

