

HUNTERS®

HERE TO GET *you* THERE



Oak Tree Close

Mangotsfield, Bristol, BS16 9AJ

£395,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no chain this end of terrace property, constructed in 2015 and occupying a cul-de-sac position convenient for access onto the Avon ring road, for the Metro bus service and for the Bristol cycle path. The amenities of both Emersons Green and Downend are within easy reach and include a wide variety of independent shops and supermarkets, restaurants, coffee shops, libraries, doctors surgeries and dental practices,

The versatile and spacious accommodation is displayed over three levels and to the ground floor comprises; living room, inner hall with cloakroom and a good sized kitchen/diner. The kitchen is fitted with a range of cream coloured high gloss wall and base units which incorporate integral appliances which include a stainless steel Smeg electric double oven, 5 ring gas hob, tall fridge freezer and dishwasher. There are uPVC double glazed French doors which lead into the rear garden.

To the first floor there are two double bedrooms both with uPVC double glazed French doors with Juliet balcony's. The bedroom situated to the front of the property is currently displayed as a lounge, whilst the bedroom situated to the rear has an en suite.

To the second floor there are two additional double bedrooms and a family bathroom with an over bath shower. Externally to the front of the property is off street parking for three cars and to the rear of the property is a low maintenance garden which is laid to paved patio and artificial lawn.

Additional benefits include solar panels generating additional income, gas central heating, many storage cupboards and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a glazed panelled composite door leading into living room.

LIVING ROOM

13'1" x 10'0" (3.99m x 3.05m)

uPVC double glazed window to front, under stairs storage cupboard, TV aerial point, two radiators, laminate floor, door leading into inner hall.

INNER HALL

Radiator, laminate floor, stairs leading to first floor accommodation and doors leading into cloakroom and kitchen/diner.

CLOAKROOM

White suite comprising W.C. and wash hand basin with chrome mixer tap with tiled splash backs, radiator.

KITCHEN/DINER

13'7" x 13'1" (4.14m x 3.99m)

uPVC double glazed French doors leading into rear garden, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted cream coloured high gloss wall and base units incorporating an integral stainless steel Smeg electric double oven, five ring Smeg gas hob with stainless steel cooker hood over, tall fridge freezer and a Smeg dishwasher, plumbing for washing machine, roll edged worksurface with upstand, cupboard housing a boiler supplying gas central heating, feature wooden wall panelling, radiator, laminate floor.

FIRST FLOOR ACCOMMODATION

LANDING

Two storage cupboards, stairs leading to second floor accommodation and doors leading into first floor rooms.

BEDROOM ONE

13'1" x 10'8 (3.99m x 3.25m)

uPVC double glazed French doors with Juliet balcony to rear, built in double fronted wardrobe, telephone point, radiator, door leading into en suite.

EN SUITE

White suite comprising; W.C. wash hand basin with chrome mixer tap, shower cubicle with a MIRA shower system, tiled splash backs, light activated extractor fan, chrome heated towel rail.

BEDROOM TWO

13'1" x 10'8" (3.99m x 3.25m)

(currently displayed as a lounge) uPVC double glazed French doors with Juliet balcony to front, TV aerial point, radiator.

SECOND FLOOR ACCOMMODATION

LANDING

Two storage cupboards, radiator, doors leading into second floor rooms.

BEDROOM THREE

13'1" x 10'8" (3.99m x 3.25m)

uPVC double glazed window to front, radiator, storage cupboard.

BEDROOM FOUR

13'0" x 8'9" widest point (3.96m x 2.67m widest point)

uPVC double glazed window to rear, radiator.

BATHROOM

6'5" x 6'0" (1.96m x 1.83m)

Opaque uPVC double glazed window to side, white suite

comprising W.C. wash hand basin with chrome mixer tap and panelled twin gripped bath with chrome mixer tap and chrome over bath shower system, light with shaver point, chrome heated towel rail.

OUTSIDE

FRONT

An area to the front and to the side of the property providing three off street parking spaces, paved path leading to main entrance.

REAR GARDEN

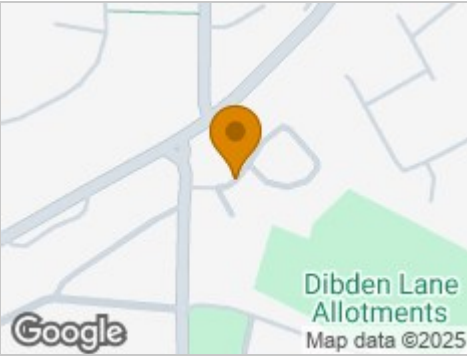
Paved patio leading to an area which is laid to artificial lawn, timber framed garden shed, outside tap, outside lighting, garden surrounded by wooden fencing, wooden gate providing side pedestrian access.

ANTI-MONEY LAUNDERING

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.



Road Map



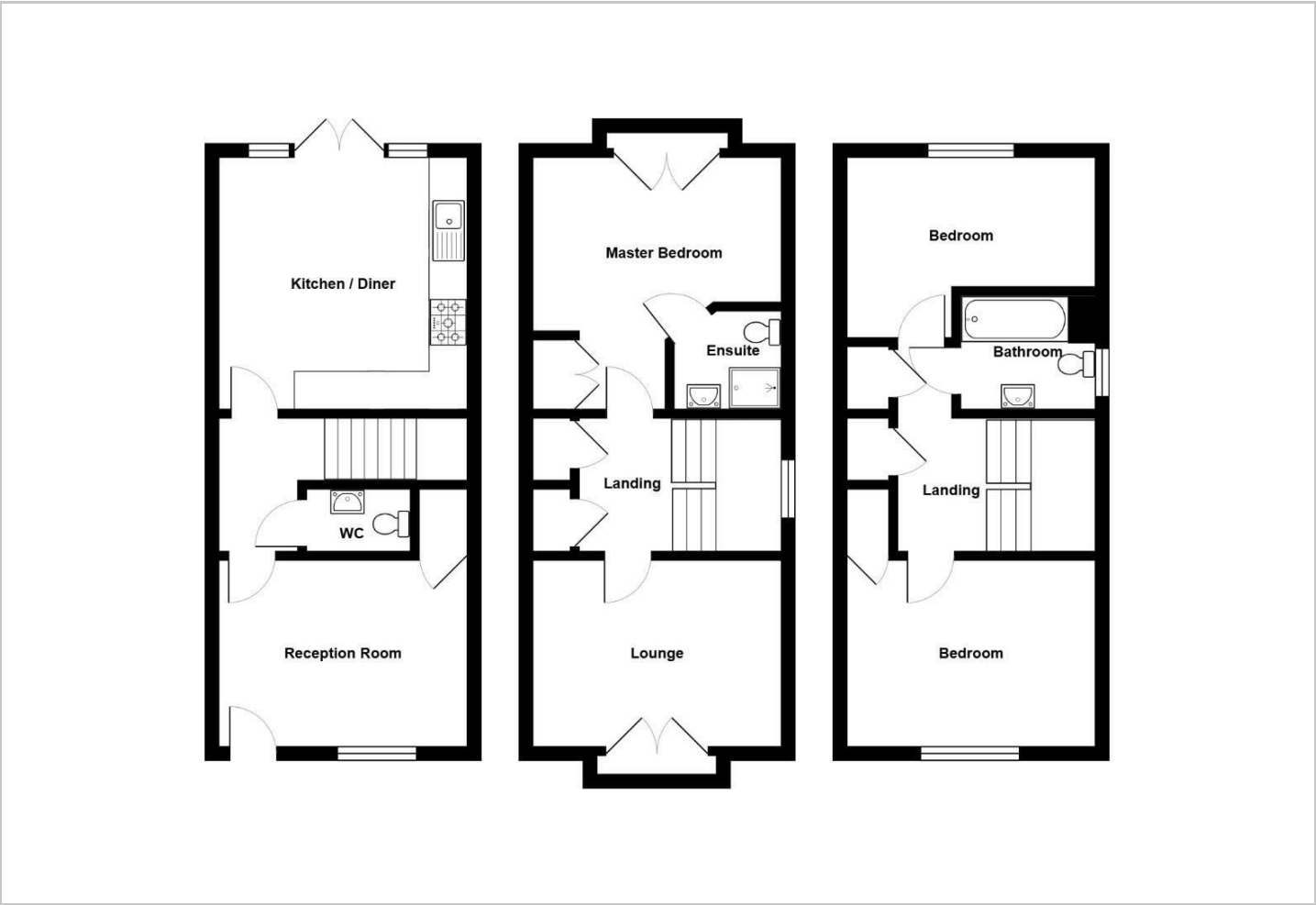
Hybrid Map



Terrain Map



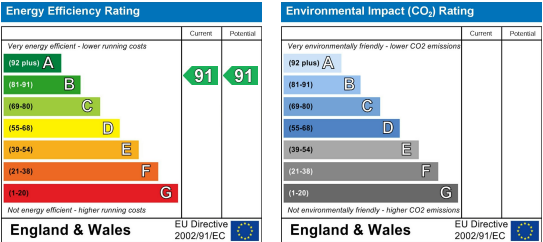
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.