



Deansgate, Temple Inn Lane, Temple Cloud, Bristol, BS39 5DB

Offers In Region Of £350,000

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## Deansgate, Temple Inn Lane, Temple Cloud, Bristol, BS39 5DB

### Quote Reference NF0664 To View

Deansgate, a former Police house dating back to the 1970's, occupies a prominent position on the Temple Inn Lane. This home offers lights and spacious accommodation one both floors. The owners have updated this home creating a beautiful home, one can simply drop furniture into and enjoy. The bonus of a Bathroom on the ground floor and shower room on the first floor is superb. The kitchen is also very well appointed with a separate utility room adjacent.

The gardens are southerly facing and fully enclosed, ideal for children and pets. I love the detached sizeable garage, maybe utilise as a gym or home office with some imagination. The driveway can accommodate up to three cars, complete with an EV charger.

Temple Cloud is a popular village with a superb primary school, doctors surgery, garage/post office, public house and much more. Near the A37 makes it easy to commute into Bristol and Bath too.





## Porch

1.94m x 1.32m (6'4" x 4'3")

Obscure double glazed door to the side aspect with a double glazed window to the front aspect, consumer unit, electric meters and luxury vinyl tiled flooring.

## Hallway

Obscure double glazed door and window to the front aspect, stairs leading to the first floor with an under stairs storage cupboard, radiator, telephone point and luxury vinyl tiled flooring.

## Living Room

4.56m x 3.89m (14'11" x 12'9")

Double glazed windows to the front and side aspects, three wall mounted up-lighters, fire place with marble surround and hearth and an inset gas fire, radiator, television aerial and luxury vinyl tiled flooring.





## Dining Room

3.25m x 3.07m (10'7" x 10'0")

Double glazed door and windows to the rear aspect, opening to the kitchen and an obscure single glazed door to the hallway, radiator and luxury vinyl tiled flooring.

## Kitchen

3.55m x 3.13m (11'7" x 10'3")

Double glazed window to the side aspect, opening to the dining room and doorway to the utility room. There is a range of wall and base units with granite work surfaces with granite and tiled splash backs above. There is an inset 1 & 1/2 sink with a mixer tap over. Within the kitchen is a range of integral appliances which include a five ring gas hob, extractor hood over, dishwasher, fridge freezer, double oven and a microwave. There is also a vertical radiator and luxury vinyl tiled flooring.

## Utility Room

2.88m x 1.46m (9'5" x 4'9")



## Bathroom

2.88m x 1.82m (9'5" x 5'11")

Obscure double glazed windows to the side and rear aspects, recessed spot lights, extractor fan, chrome towel radiator and luxury vinyl tiled flooring. There is a white three piece suite comprising a bath with a shower attachment and vinyl wall boards surrounding, vanity unit with a wash hand basin plus a low level WC.

## Landing

Loft hatch with light and boarding, linen cupboards and a cupboard housing the wall mounted valiant combination boiler.

## Bedroom One

3.76m x 3.6m (12'4" x 11'9")

Double glazed window to the front aspect, coved ceiling, fitted double cupboard and a radiator.



## Bedroom Two

3.6m x 2.97m (11'9" x 9'8")

Double glazed window to the side aspect, coved ceiling and a radiator.

## Bedroom Three

3.12m x 2.77m (10'2" x 9'1")

Double glazed window to the front aspect, radiator and an over stairs block that can be used as shelving.

## Shower Room

2.56m x 2.53m (8'4" x 8'3")

Obscure double glazed window to the rear aspect, recessed spot lights, extractor fan, tiled walls, two chrome towel radiators and luxury vinyl tiled flooring. There is a modern white three piece suite with contrasting dark green cabinets, comprising of a double walk-in shower cubicle with a mixer shower over, vanity unit with a wash hand basin and a low level WC with a hidden cistern.





## Rear Garden

16.8m x 7.5m (55'1" x 24'7")

Southerly facing and enclosed by stone wall and wooden fencing above and a side access gate. You will discover a large patio area, lawn area, planted borders with flower, herbs, shrubs and bushes. A level magnolia tree overhangs from the neighbours garden, beautiful when in bloom. There is an outside tap and light.

## Side Garden

Behind the side access gate and the garage is a secluded, triangular shaped area with a stone wall and wooden fence, laid to patio stone.

## Front Garden

Enclosed with a brick wall it's laid to a level lawn with planted borders of flowers and shrubs.



## Detached Garage

6.51m x 3.37m (21'4" x 11'0")

Up and over door to the front aspect with doors and double glazed windows to the side and rear aspects, power and light plus eave storage space. Presently used as a gym space.

## Driveway

Laid to block paving and can accommodate up to three cars, two with ease, plus there is an EV charger.

## Agents Notes

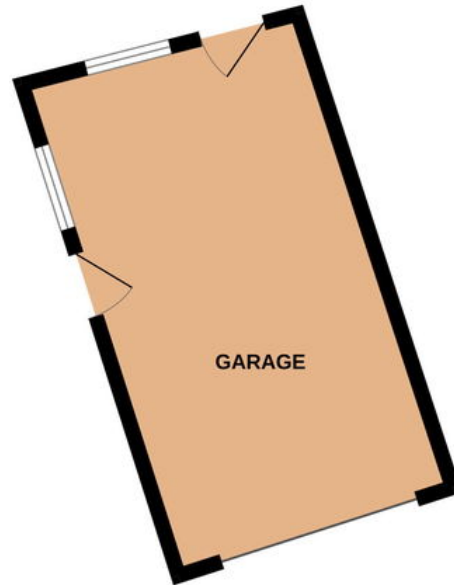
Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. [nigelfudge.exp.uk.com](http://nigelfudge.exp.uk.com)

EPC = C, Council Tax Band – D (£2287.20 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains gas, Mains water, Mains drainage, Earthed to British





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1378sq.ft. (128.0 sq.m.) approx.