



**Seymour Place,  
Bristol, BS36 2FH**

**PRICE: Price Guide  
£260,000**

## Property Features

- Detached Coach House
- Two Double Bedrooms
- En-Suite Shower Room
- Lounge/Dining Room
- Kitchen
- Family Bathroom
- Car Port
- No Onward Chain



## Full Description

### Entrance Hallway

Stairs rising to the first floor landing, radiator, wall mounted fuse box.

### Landing

Double glazed window to the rear, smoke detector, access to the loft space, built in storage cupboard housing boiler.

### Lounge/Dining Room

14'1 (max) x 17'8 (max) (4.29m (max) x 5.38m (max))  
Double glazed French doors and Juliet balcony to the front, television point, telephone point, two radiators.

### Kitchen

7'11 x 6'11 (2.41m x 2.11m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit with mixer tap over, built in electric oven and gas hob with extractor over, space for washing machine, space for fridge freezer.

### Bedroom One

12'8 x 8'10 (3.86m x 2.69m)

Double glazed window to the front, radiator.

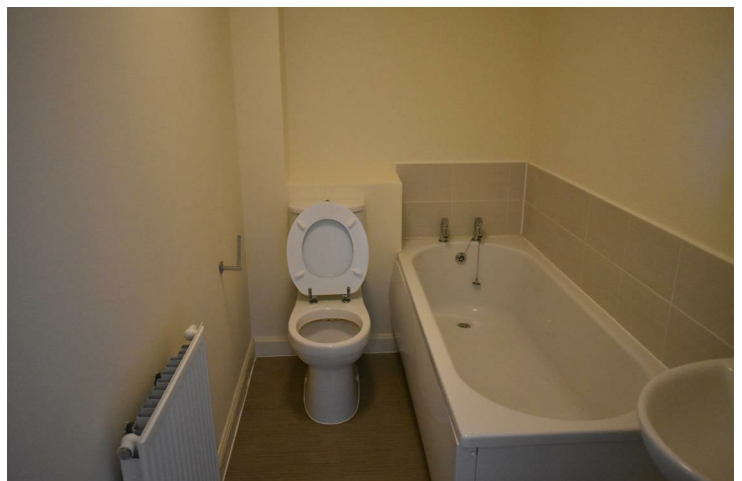
### En-Suite Shower Room

Double glazed obscure window to the rear, built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, radiator, tiled splash-backs, radiator.

### Bedroom Two

9' x 11'8 (2.74m x 3.56m)

Double glazed window to the front, radiator.

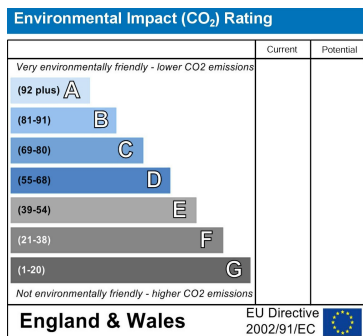
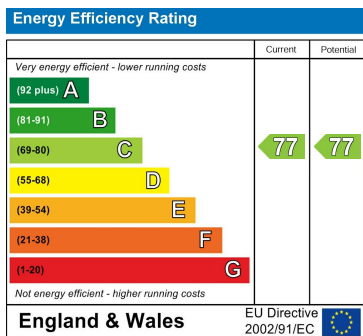


**Bathroom**

Panelled bath, low level w.c., pedestal wash hand basin, radiator, tiled splash-backs.

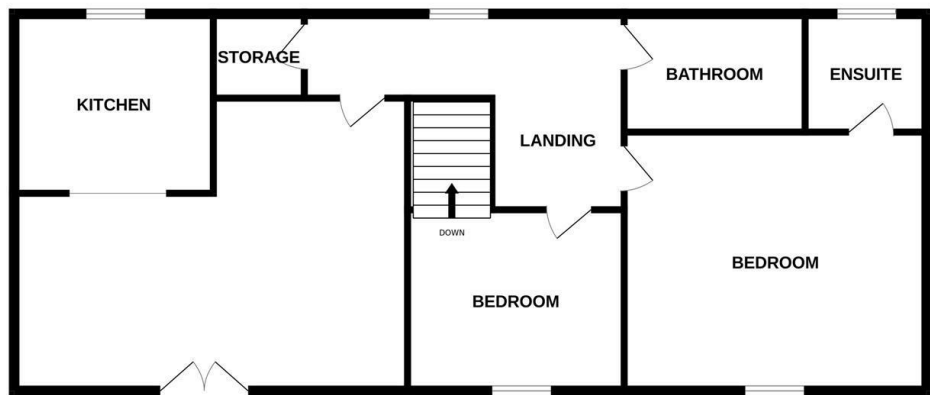
**Car Port**

Providing off street parking, under stairs storage area, up and over door.



GROUND FLOOR  
79 sq.ft. (7.2 sq.m.) approx.

1ST FLOOR  
1080 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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