

Connells

Tormarton Crescent
Bristol

Tormarton Crescent
Bristol BS10 7LW

for sale offers in excess of
£340,000







Property Description

Situated in the ever-popular Tormarton Crescent, this well-presented three-bedroom Semi detached home offers a fantastic opportunity for families or first time buyers. The property has recently been refurbished throughout.

The property is thoughtfully laid out, boasting bright and spacious accommodation throughout. The ground floor features a welcoming living room and a well-appointed kitchen/dining area, ideal for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom, all presented in good order.

Externally, the home truly stands out with a generous rear garden, offering plenty of space for outdoor dining, children's play or future landscaping potential. To the front, the property benefits from off-street parking, adding further convenience.

Tormarton Crescent is a highly regarded residential location, known for its strong sense of community and excellent accessibility. The area is well-served by local amenities, schools and green spaces, making it particularly appealing to families. There are also excellent transport links nearby, providing easy access into Bristol city centre as well as the M4 and M5 motorway networks, ideal for commuters.

A superb home in a sought-after location - early viewing is highly recommended.

Entrance Hall

Irregular Shaped Room x (x)

Living Room

13' 2" x 12' 6" (4.01m x 3.81m)

Kitchen/Diner

18' 11" x 10' 2" (5.77m x 3.10m)

Landing

Bedroom 1

11' 6" x 10' 1" (3.51m x 3.07m)

Bedroom 2

11' x 10' 3" (3.35m x 3.12m)

Bedroom 3

8' 6" x 8' 2" (2.59m x 2.49m)

Shower Room

Rear Garden

Outbuilding

9' 6" x 5' 7" (2.90m x 1.70m)

Driveway

Location

Tormarton Crescent is ideally situated within the popular residential area of Henbury, offering a convenient setting for families and commuters alike. A range of local amenities are close by, including supermarkets, convenience stores, pharmacies, cafés and everyday shopping facilities, with the extensive retail and leisure options of Cribbs Causeway also easily accessible. Families benefit from a choice of nearby schools, including Henbury Court Primary Academy, Blaise Primary and Nursery School and Blaise High School. The area is well served by local bus routes, providing connections

into Bristol city centre and surrounding areas, while the M4 and M5 motorway networks are within easy reach, making it an excellent location for those travelling further afield.

Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







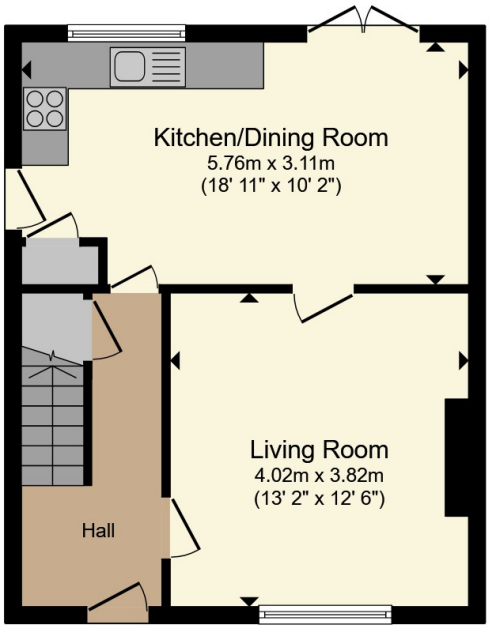




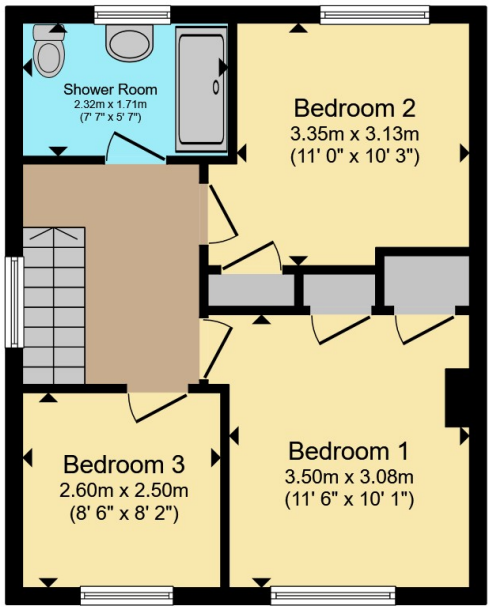




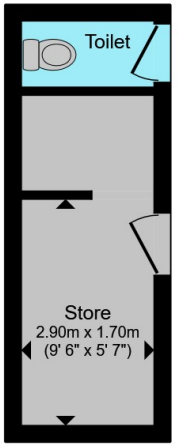




Ground Floor



First Floor



Outbuilding

Total floor area 91.5 m² (985 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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6 Canford Lane
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309522

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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