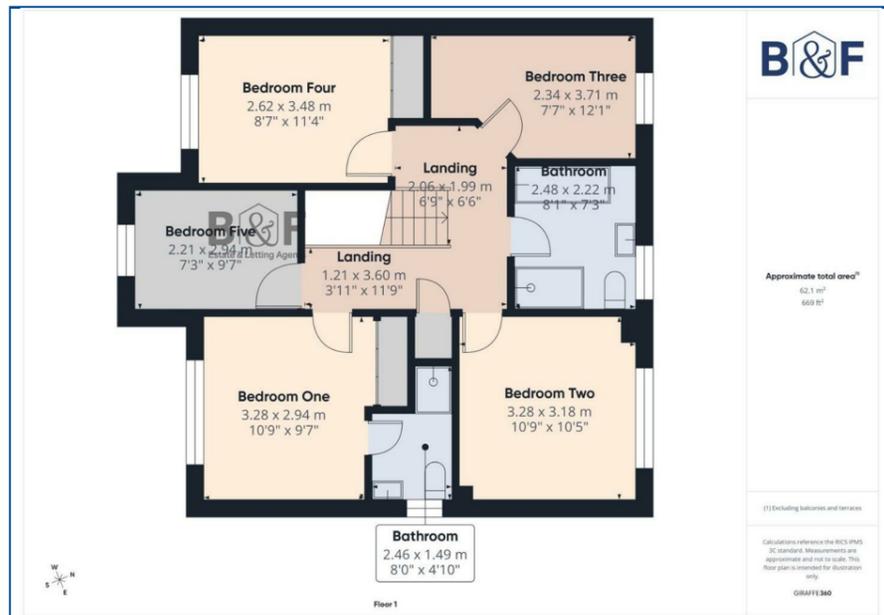
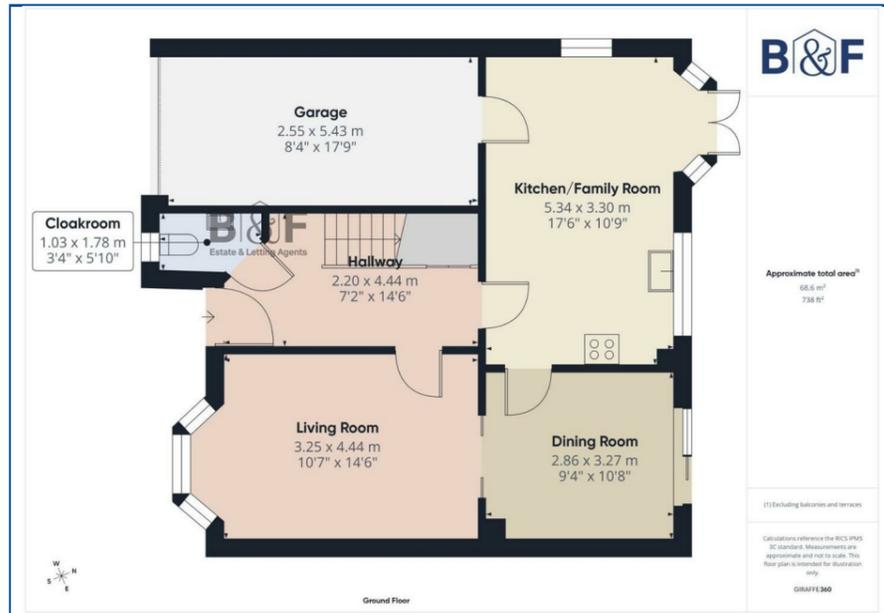


Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Detached House
- Five Bedrooms
- Family Bathroom
- Double Glazing
- Close to Amenities
- Super Order
- Recently Fitted Kitchen Family Room
- Ensuite
- Gas Central Heating
- Semi-Rural Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

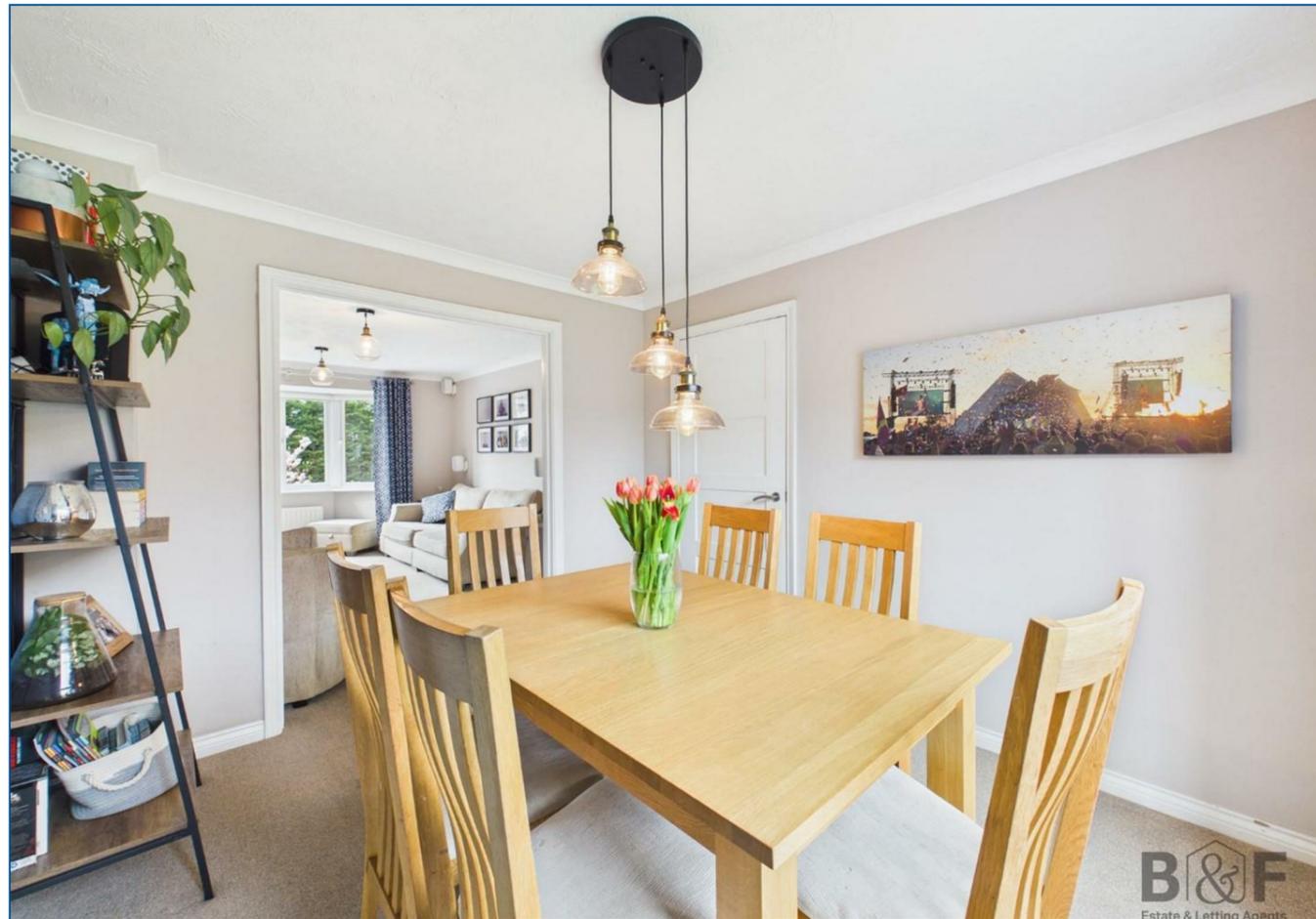
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



9 Pomphrey Hill, Mangotsfield, Bristol, BS16 9NE

£625,000



- Hallway 7'2 x 14'6
- Cloakroom 3'4 x 5'10
- Living Room 10'7 x 14'6
- Dining Room 9'4 x 10'8
- Kitchen Family Room 17'6 x 10'9
- Landing 6'9 x 6'6
- Second Landing 3'11 x 11'9
- Bedroom One 10'9 x 9'7
- Ensuite 8 x 4'10
- Bedroom Two 10'9 x 10'5
- Bedroom Three 7'7 x 12'1
- Bedroom Four 8'7 x 7'4
- Bedroom Five 7'3 x 9'7
- Bathroom 8 x 4'10
- Outside
- Mature Front Garden
- Ample Off-Street Parking
- Garage 8'4 x 17'9
- Enclosed Garden

We are delighted to offer for sale this splendid and deceptively spacious five bedroom detached home, which is on the edge of this popular development in this semi-rural location. This property offers extremely versatile living accommodation that comprises; hallway, cloakroom, living room, dining room, fitted kitchen/family room, to the ground floor with five generous bedroom (master with ensuite) and recently fitted family bathroom on the first floor level. Outside there is a lovely fully enclosed garden, ample off-street parking and garage.

Situated in this sought after road, in this backwater location, close to the amenities of Emerson Green. The property is in walking distance to local schools and the shops in Mangotsfield and, bus routes, with good access to Bristol to Bath cycle path, Avon ring road and motorway network.

Only after an internal inspection can you appreciate this quality family home.

Council Tax Band F. Energy Rating C.

**** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR ****

