



19 Timber Dene, Stapleton Bristol, BS16 1TL £349,995

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Nestled in the charming area of Stapleton, Bristol, this superb, contemporary, end-terrace house offers a delightful blend of comfort and style. Built between 1970 and 1979, this well-maintained property boasts spacious and well-proportioned accommodation, making it an ideal choice for professionals, young families, or even buy-to-let investors. The home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three generous bedrooms, there is ample space for everyone. It is currently being used as a four letting room rental with the necessary smoke alarm and emergency lighting system, should you wish to explore this property as an investment. The family bathroom together with the separate downstairs cloak room is conveniently located, ensuring ease of access for all. One of the standout features of this property is the garage, accompanied by an adjoining workshop, providing excellent storage solutions or a space for hobbies. The property also benefits from parking for one vehicle, adding to the convenience of modern living. Situated in a mature development, this home enjoys an elevated position that offers far-reaching views towards Eastville Park and the city skyline. The surrounding area is rich in natural beauty, with fabulous walks alongside the River Frome and the valley, perfect for those who appreciate the outdoors.



Entrance
UPVC double glazed and frosted entrance door into entrance vestibule, feature laminate wood grain effect floor, inner UPVC double glazed door into ...

Hall
Staircase to first floor, half landing, understairs storage cupboard, feature laminate wood grain effect floor, fitted coat hooks, door into ...

Lounge 13'6" x 10'4"
Feature laminate wood grain effect floor, radiator, UPVC double glazed French doors opening onto the south facing garden.

First Floor half Landing
Cupboard containing electric and gas meters, short staircase to first floor principal landing, UPVC double glazed door onto an enclosed garden.

Cloakroom
Low level w.c. wash basin, radiator, extractor fan.

Kitchen/Dining Room 15'7" x 8'11"
Fitted with a range of shaker cream style wall, floor and drawer storage cupboards, space for washing machine and upright fridge/freezer, gas cooker position, radiator, feature laminate wood grain effect floor, timber grain effect working surfaces, peninsular breakfast bar, splash back tiling, single drainer stainless sink unit, radiator, fitted extractor fan above cooker position, UPVC double glazed window with pleasant outlook onto the enclosed garden.

First Floor Principal Landing
Access to roof void, short staircase to top floor landing.

Bedroom 2 13'1" x 8'10"
Feature laminate wood grain effect floor, radiator, UPVC double glazed window with lovely far reaching views towards Eastville Park and city skyline beyond.

Bedroom 3 10'1" x 6'7"
Feature laminate wood grain effect floor, radiator, UPVC double glazed window with lovely far reaching views towards Eastville Park and city skyline beyond.

Top Floor Landing
Overhead storage cupboard and built in wardrobe.

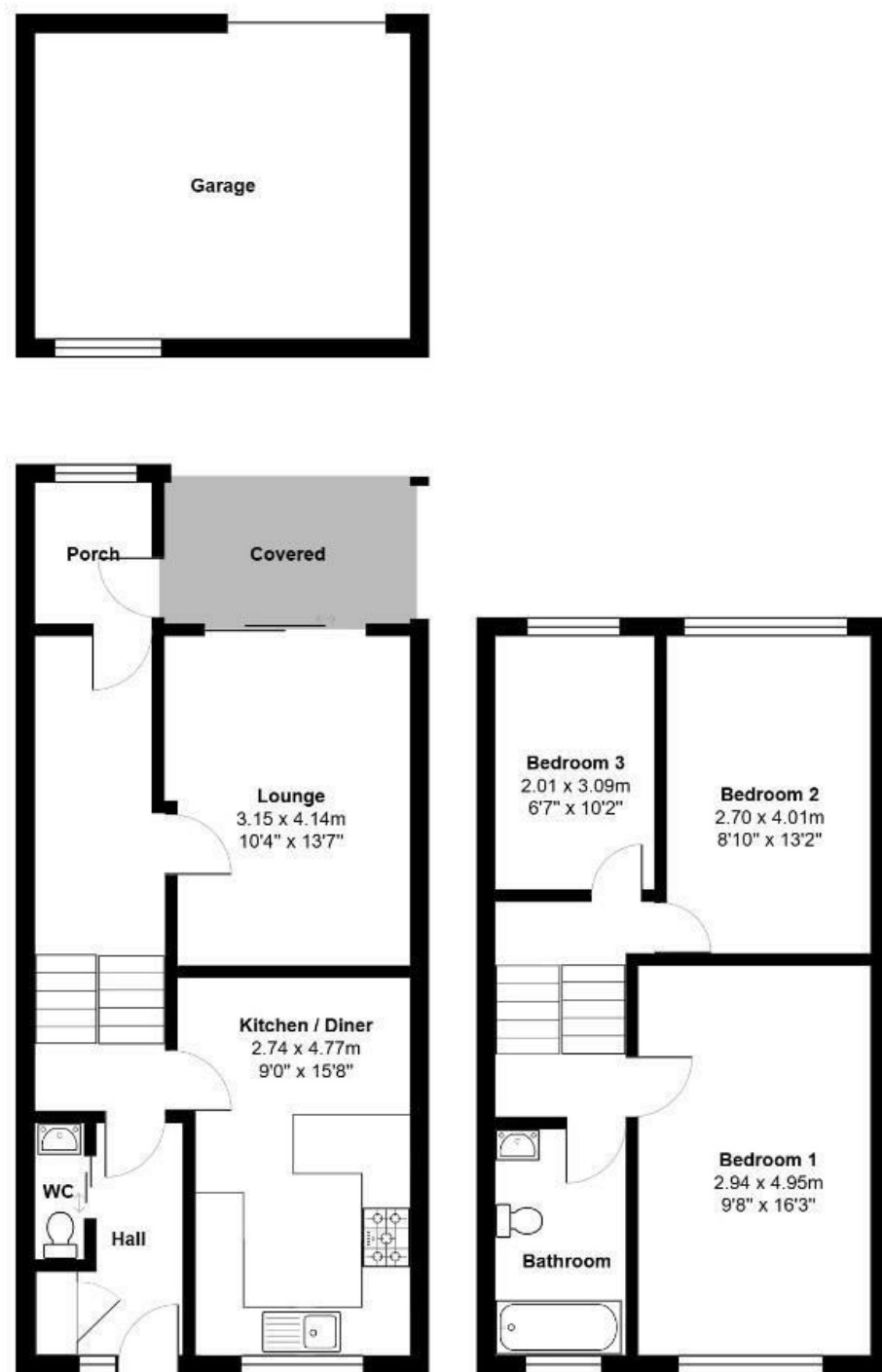
Bedroom 1 16'1" x 9'6"
Feature laminate wood grain effect floor, radiator, UPVC double glazed window with open outlook.

Bathroom
A white suite of panelled bath with shower over, low level w.c. and pedestal wash basin, laminate wood grain effect floor, fully tiled walls, UPVC double glazed and frosted window to rear, heated towel rail, extractor fan.

Exterior
The property benefits from two sections of garden. To the rear of the property is a brick walled garden with mature decorative gravelled surfaces and ornamental natural stone raised pathways and border edges with numerous flowering plants and shrubs. There is a rear gate which opens onto a rear pedestrian shared walk way. The front garden has been attractively landscaped with natural stone paving throughout within brick built boundaries providing a degree of privacy and benefiting from a south facing aspect. Within the front garden boundary is the extended single garage and adjoining workshop.

Further Information
The windows in the house were replaced in 2025 and the house and garage roof has had replacement felt and battens in the last 5 years. There is also a further benefit of cavity wall insulation.

AML (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”



Tenure: Freehold
Council Tax Band: C

- Superb split-level home
- End terrace, elevated spot
- Great for young families
- 3-bedroom family home
- Far-reaching park views
- Garage with workshop
- Adjoins open green space and walks by the River Frome
- Would suit Professionals and buy-to-let Investors
- Hunters Exclusive property
- Viewing Highly recommended

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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