

Westons Brake Emersons Green Bristol BS16 7BQ • £474,995



4 BEDROOMS • 4 BATHROOMS • 4 RECEPTIONS • TENURE: Freehold

NO CHAIN
SOUGHT AFTER LOCATION
FOUR DOUBLE BEDROOMS
FAMILY FRIENDLY REAR GARDEN
MASTER ENSUITE
OPEN PLAN LIVING AREA
DOUBLE GARAGE
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
OFF STREET PARKING

COMING SOON! Located on the popular Badminton Park development within reaching distance of Outstanding [Ofsted] Schools, the A4174 Bristol Ring Road, Bristol & Bath Science Park, local playing fields and amenities sits this well presented and spacious four double bedroom Taywood 'Prestbury', detached family home! The property comprises of an entrance hallway leading to a light and airy lounge area opening to the dining room, kitchen/breakfast room with additional family area, utility room, WC cloakroom and conservatory to the ground floor along with four double bedrooms, master ensuite and walk in wardrobes and family bathroom to the first floor. Further benefits include: gas central heating, double glazing, integral double garage with power and lighting, off-street parking, family friendly enclosed rear garden laid mainly to lawn with patio and raised decking area and NO CHAIN! UNDER SECTION 21 OF THE ESTATE AGENTS ACT 1979 WE DECLARE THAT THE SELLER OF THIS PROPERTY IS AN EMPLOYEE OF A LOCAL ESTATE AGENT

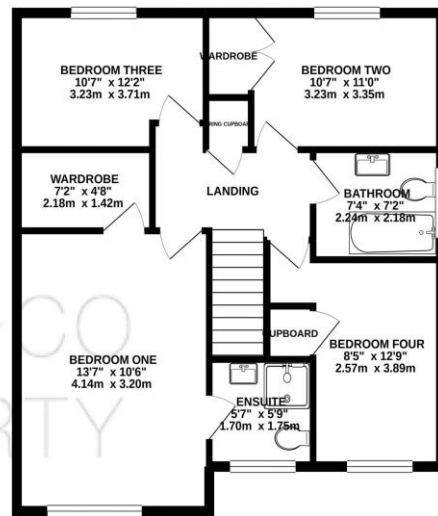
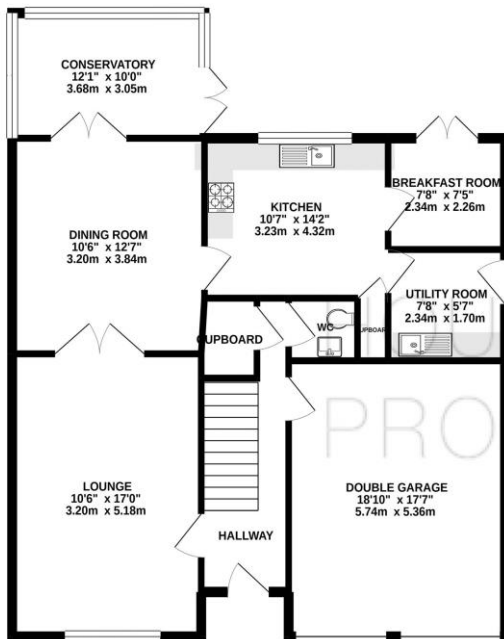
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Registered address The Bank Chambers, 112a Church Road, Redfield, Bristol, BS5 9LJ



GROUND FLOOR
904 sq. ft. (83.9 sq. m.) approx.

1ST FLOOR
683 sq. ft. (63.5 sq. m.) approx.



TOTAL FLOOR AREA : 1587 sq. ft. (147.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Room sizes

GROUND FLOOR

Lounge	17' 0" x 10' 6" (5.18m x 3.20m)
Dining Room	10' 6" x 12' 7" (3.20m x 3.83m)
Kitchen	10' 7" x 14' 2" (3.22m x 4.31m)
Breakfast Room	7' 8" x 7' 5" (2.34m x 2.26m)
Garage	17' 7" x 18' 10" (5.36m x 5.74m)

FIRST FLOOR

Bedroom One	13' 7" x 10' 6" (4.14m x 3.20m)
Bedroom Two	10' 7" x 11' 0" (3.22m x 3.35m)
Bedroom Three	10' 7" x 12' 2" (3.22m x 3.71m)
Bedroom Four	12' 9" x 8' 5" (3.88m x 2.56m)
Bathroom	7' 4" x 7' 2" (2.23m x 2.18m)



General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.