8 Staplegrove Crescent, St George, Bristol, BS5 8QW

Offers In Excess Of £430,000 Freehold

DW SMITH EST 1999

- Interesting and unusual semi-detached family home
- Living Room
- Dining Room
- Kitchen/breakfast room
- Three bedrooms
- Two shower rooms
- Ample off-street parking
- Workshop and Woodstore
- Five-bar gate leading into a large, widening natural garden

Entry

Hallway

Shower Room
8'8" x 6'9" (2.66m x 2.06m)

Living Room
12'10" x 11'8" (3.92m x 3.58m)

Dining Room
12'4" x 10'11" (3.76m x 3.33m)

Kitchen/Breakfast Room
17'5" x 11'5" (5.32m x 3.50m)

Landing

Bedroom
13'7" x 11'9" (4.15m x 3.59m)

Bedroom
12'4" x 10'11" (3.78m x 3.34m)

Bedroom
9'1" x 6'11" (2.79m x 2.13m)

Shower Room
6'9" x 6'1" (2.08m x 1.86m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING

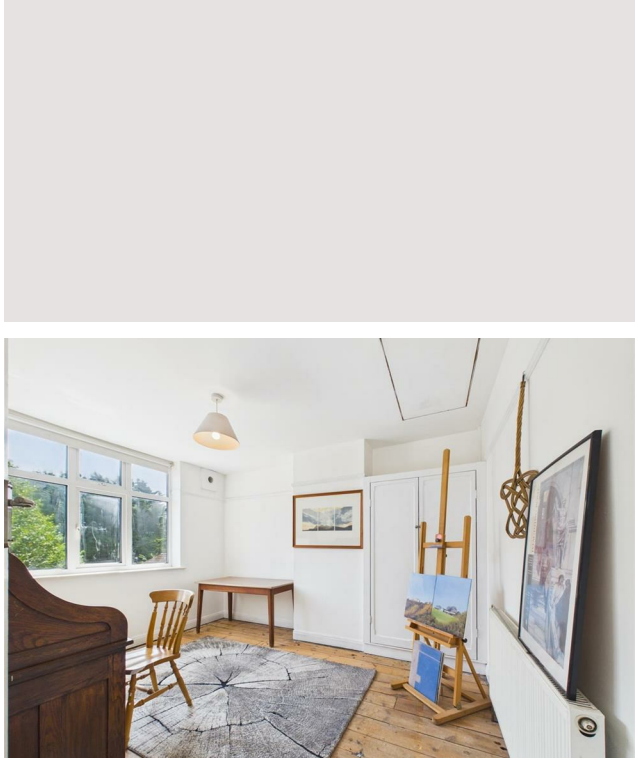
COUNCIL TAX BAND C

An interesting and unusual beautifully presented semi detached family home.

Entrance hallway, living area, dining area, kitchen/breakfast room and recently refitted downstairs shower room.

At the first floor are three bedrooms and an upstairs shower room.

Externally, is ample off street parking with double gates leading to rear, with additional parking, large garage, workshop and woodstore. There is a five bar gate leading into a large widening natural garden with lawned areas and walkways and a range of mature trees and shrubs.



the location

If you wanted all the benefits of the city, yet the feel of living in the country, this home is the one! Set just off the main arterial route to both Bristol and Bath, with a whole host of local facilities on its doorstep this practical, sizeable home has a wonderful natural garden that needs to be seen. Practical, adaptable, accommodation, ample parking, outbuildings and a sense of seclusion, this is a rare opportunity indeed!

what the owners will miss

"What I will miss with this house is the wonderful light which changes throughout the day bringing a sense of calm and tranquility to which ever room you are in. The spacious garden always has something new to engage your imagination and creativity. We've grown together over many years and nurtured each other. Not least the feeling of belonging with the best ever neighbours who are always there without being intrusive. I hope you will find these things in the house to enhance your life there too."

just a thought...

Behind this pleasant, yet modest exterior, lies a stylish, yet practical, classically modern extended family home. If you are looking for something with bags of character and a feeling of space both internally and externally, this is it!