



8 Dennyview Road, Bristol, BS8 3RB

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A detached three bedroom dormer bungalow in need of general modernisation set in a private and secluded plot of circa 0.25 acres on the outskirts of Abbots Leigh. Planning permission was granted in May 2021, by North Somerset Council (Application number 20/P/2187/FUH) to re-develop the site into an impressive detached two storey, five bedroom dwelling of circa 2,152 sq ft, together with detached double garage with workshop to rear and first floor play space. The proposed new build would include a central entrance hall with cloakroom, three reception rooms, with large open plan kitchen/diner to the rear, opening onto the rear garden and separate utility. The first floor is arranged off a galleried landing with the master bedroom benefiting from an en-suite bathroom and dressing room. There are 4 further bedrooms, bed2/guest having an en-suite shower room. Family bathroom. The detached double garage circa 905 sq ft includes a sizeable workshop to the rear and separate cloakroom. A short flight of stairs leads to a generously proportioned open play space/gym.



3



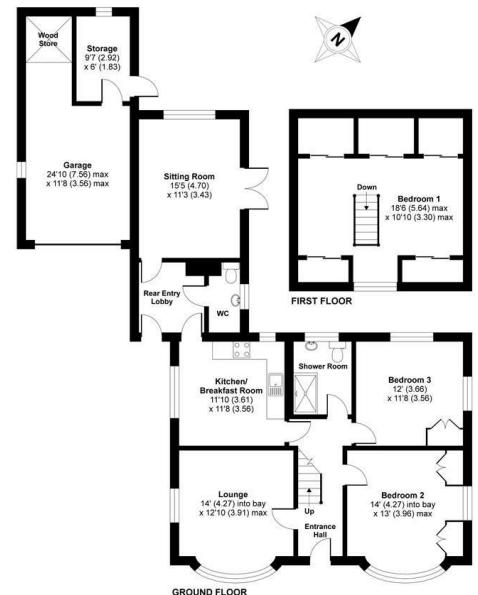
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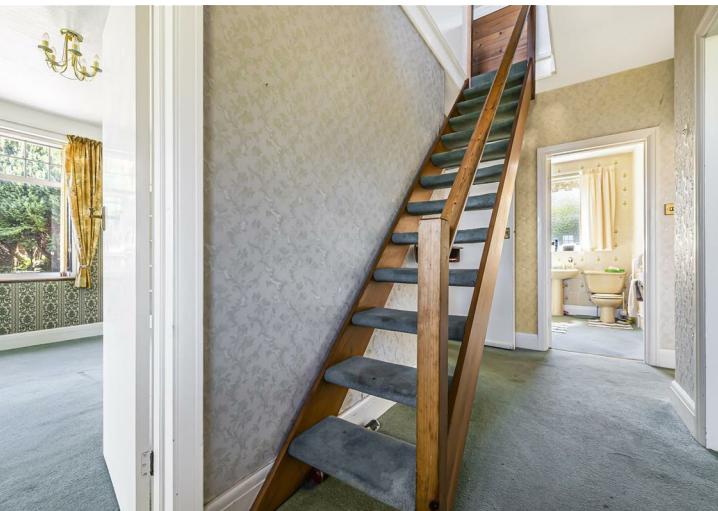
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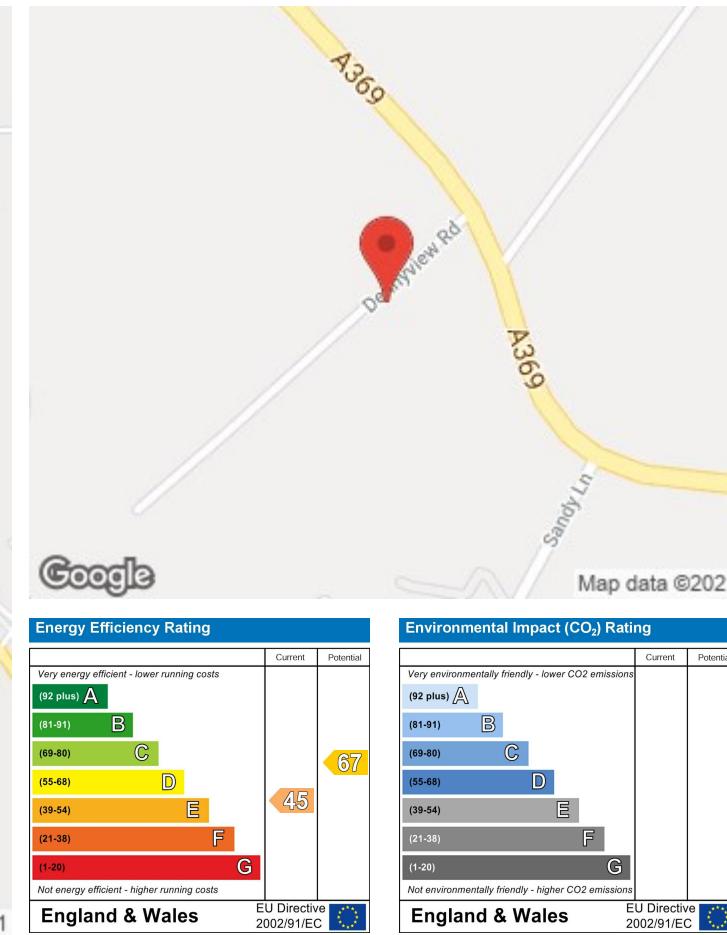
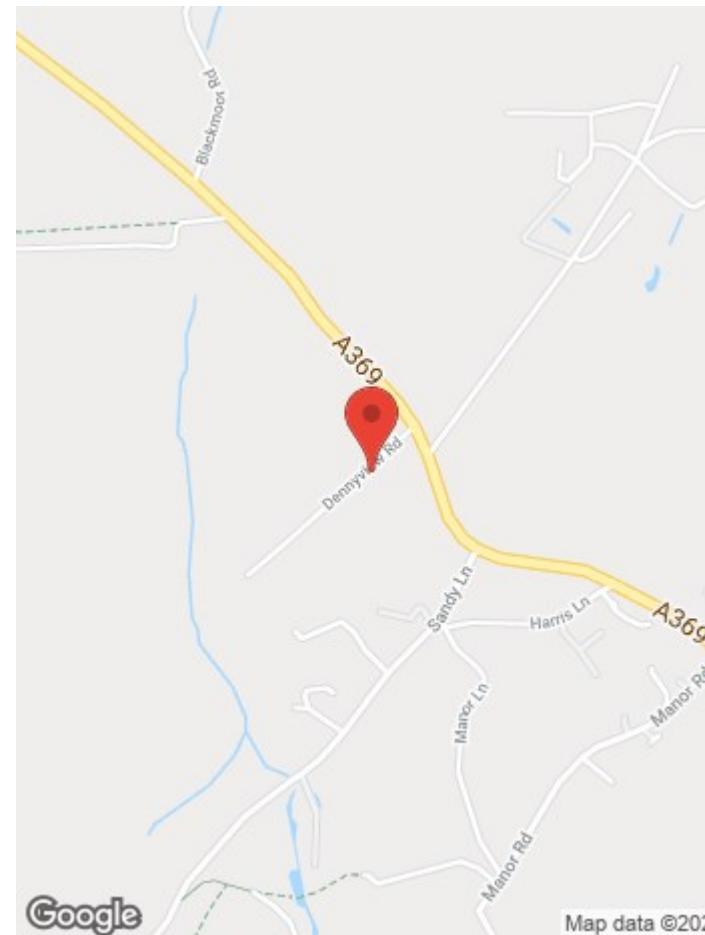
Dennyview Road, Abbots Leigh, Bristol, BS8

Approximate Area = 1647 sq ft / 153 sq m (includes garage)
 Outbuilding = 57 sq ft / 5.3 sq m
 Total = 1704 sq ft / 158.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richescom 2021.
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Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

OTHER INFORMATION



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