



- **Energy Rating - D**
- **Sweeping Driveway**
- **19' Modern Kitchen/Diner**
- **Three Bedrooms**

- **Semi Detached Corner Plot**
- **Cul-De-Sac Location**
- **Gch & D/Glazing**
- **No Onward Chain**

A Great Family Home with Space, Potential and a Peaceful Setting

If you're after a home with space to grow and a lovely, quiet setting, this well-presented semi-detached property on the Teyfant Estate could be just the ticket. It sits right at the end of a cul-de-sac, next to green belt land, giving you a real sense of peace and privacy — ideal for family life.

There's a sweeping driveway offering plenty of off-street parking and a generous corner plot, so if you're thinking about extending, there's lots of potential (subject to planning, of course).

Inside, you'll find a welcoming entrance hallway, a spacious lounge, and a bright 19ft kitchen/diner with fitted oven, hob, and integrated fridge/freezer. The patio doors open straight out to the garden — perfect for summer barbecues or watching the kids play.

Upstairs, there are three good-sized bedrooms and a family bathroom, plus gas central heating and double glazing throughout.

All in all, it's a comfortable, practical home in a great spot — peaceful, family-friendly, and within easy reach of local schools, parks, and transport links into Bristol.

Lounge 13'10" x 11'1" (4.22 x 3.4)

Kitchen / Diner 19'9" x 8'5" (6.02 x 2.57)

Bedroom One 11'6" x 10'11" (3.51 x 3.35)

Bedroom Two 13'6" x 8'7" (4.14 x 2.64)

Bedroom Three 8'0" max x 7'10" max (2.46 max x 2.39 max)

Bathroom 7'6" x 5'6" (2.31 x 1.70)

Tenure Status - Freehold

Council Tax - Band A





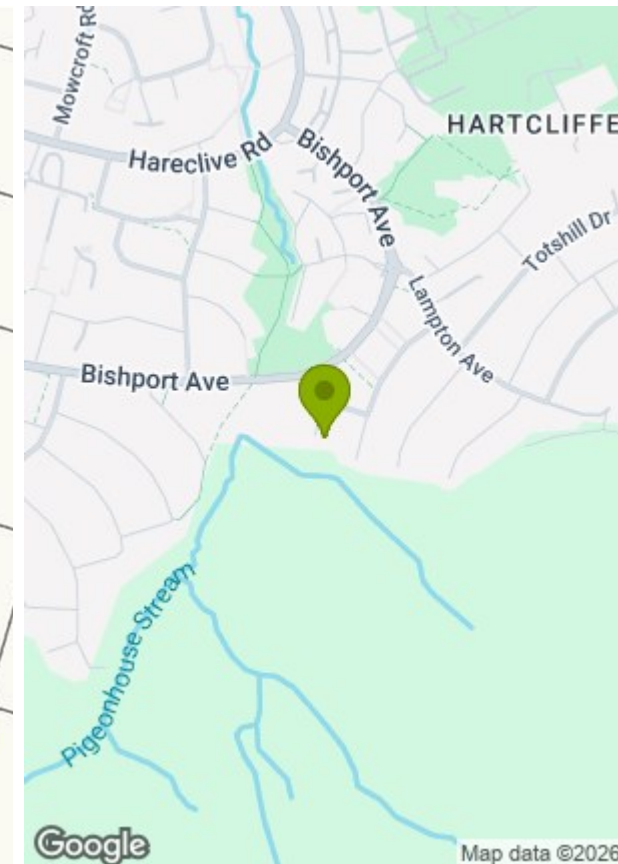
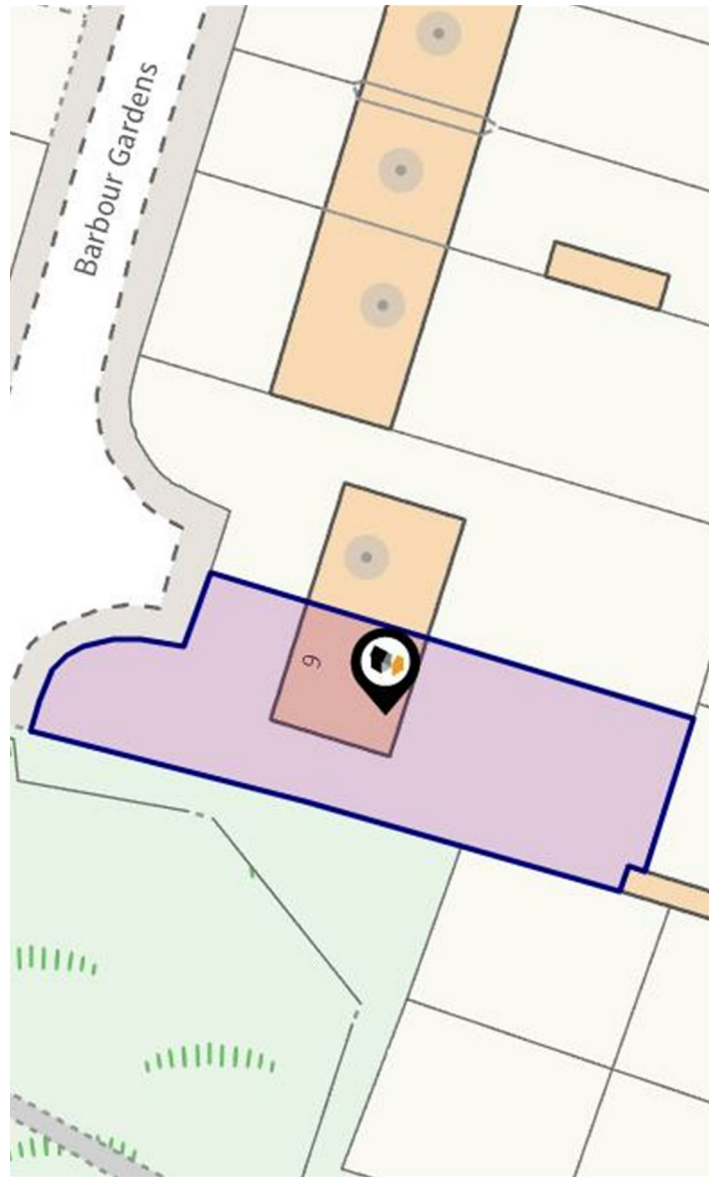




Approximate Area = 786 sq ft / 73 sq m
For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
		64	77

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			

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