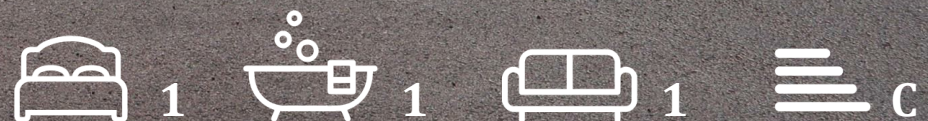




SHORTWOOD ROAD
PUCKLECHURCH, BRISTOL, BS16 9PL

£140,000





Communal Entrance

Hall

Lounge
14'9 x 11'1

Kitchen
10'9 x 6'5

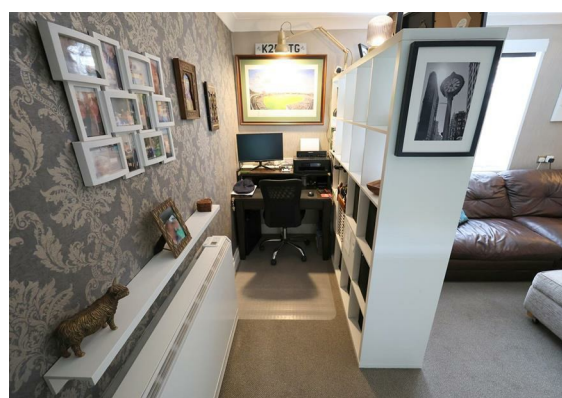
Bedroom
14'2 x 8'6

Shower Room
7'5 x 5'7

External

Communal Gardens

Off Road Parking



Beautifully presented and thoughtfully arranged, this first floor apartment is set within the popular Poplars development, perfectly positioned in the heart of the charming village of Pucklechurch.

Exclusively for the over 55's, the development offers an ideal balance of independent living with a welcoming sense of community.

The building is accessed via a secure intercom entry system with both lift and stair access to the first floor. Upon entering the entrance hall provides access to most rooms and benefits from a useful storage cupboard, along with additional loft storage which has been boarded and shelved and is accessed via a pull-down ladder.

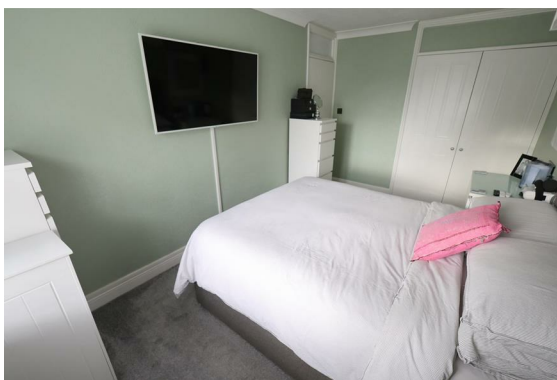
The lounge is a well-proportioned inviting space, filled with natural light from a large double glazed window, creating a comfortable setting for both relaxing and entertaining. A door leads through to the kitchen which is fitted with a range of wall and base units finished in an attractive Oak-effect. Integrated appliances include an oven, grill and electric hob with space provided for a fridge/freezer and a breakfast table.

The bedroom is a generous double complete with built-in wardrobes. The shower room is fully tiled and fitted with a white suite comprising a low level WC, wash hand basin and shower enclosure. Whilst the apartment is served by electric heating throughout, the seller advises that gas is connected to the building offering scope for connection should a future owner wish.

Residents of The Poplars enjoy an excellent range of communal facilities including a laundry room with washing and drying facilities, a games/snooker room, a residents' lounge and a visitor suite which can be booked for friends or family staying overnight.

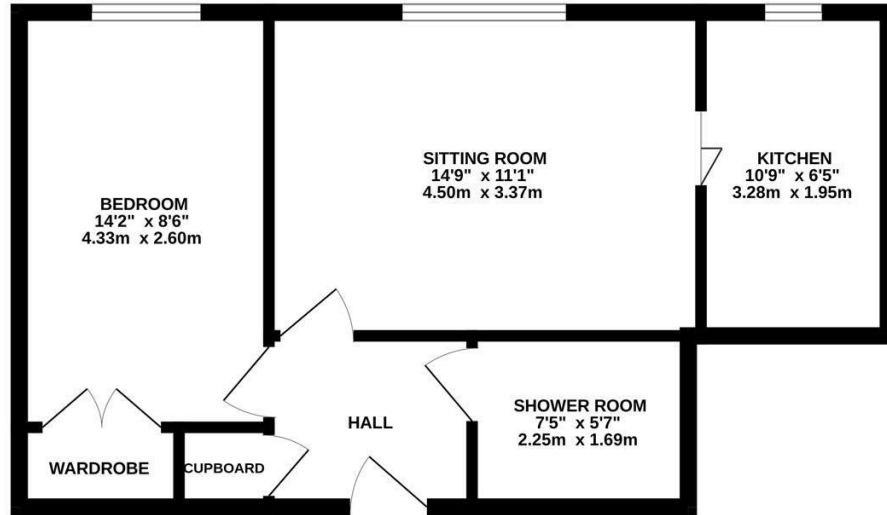
Externally, the development is surrounded by beautifully maintained landscaped communal gardens, along with rotary washing lines.

Off-road parking is available with additional visitor spaces provided.



FLOOR PLAN

FIRST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 463 sq.ft. (43.0 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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AREA MAP



Energy Efficiency Rating

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.