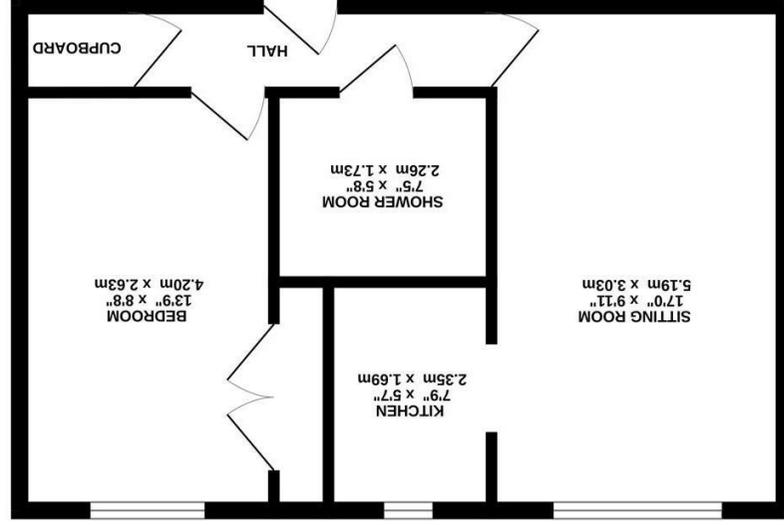




FLOOR PLAN

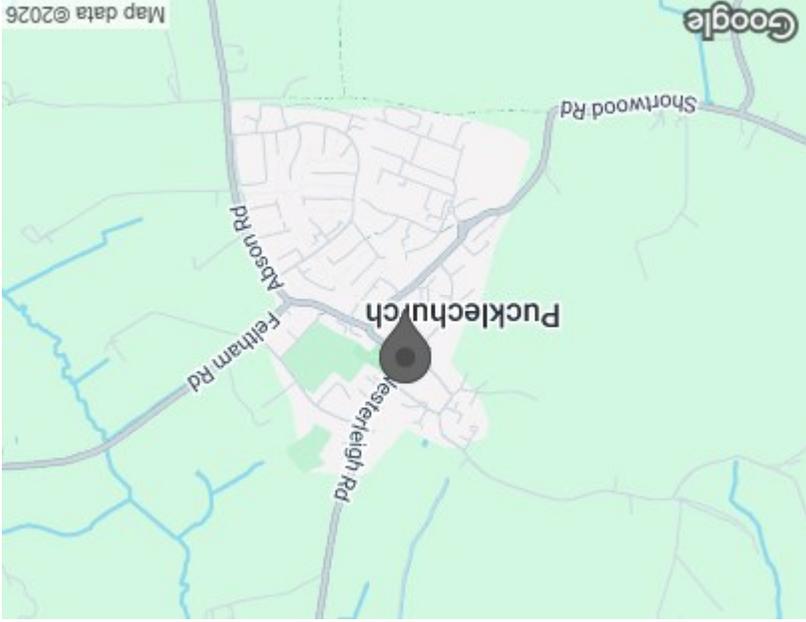


GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective purchasers are advised to check the measurements themselves. The floorplan is provided for guidance only and does 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 has the authority to make or give any representation or warranty in respect of the property.

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AREA MAP



| Energy Efficiency Rating | | England & Wales | |
|--------------------------|---------|---|----|
| | | EU Directive 2002/91/EC | |
| | | Not energy efficient - higher running costs | |
| | | G (1-20) | |
| | | F (21-38) | |
| | | E (39-54) | |
| | | D (55-68) | |
| | | C (69-80) | |
| | | B (81-91) | |
| | | A (92 plus) | |
| | | Very energy efficient - lower running costs | |
| Potential | Current | | |
| | | 79 | 78 |



MAPLE HOUSE

20 SHORTWOOD ROAD, PUCKLECHURCH,

BS16 9PL

£135,000



1



1



1



C



First Floor

Communal Hall

Hall

Sitting Room

17'0 x 9'11

Kitchen

7'9 x 5'7

Bedroom

13'9 x 8'8

Shower Room

7'5 x 5'8

External

Communal Gardens

Off Road Parking

NO ONWARD CHAIN

Situated within the ever-popular Poplars development in the heart of Pucklechurch, this first floor apartment offers comfortable and secure living exclusively for the over 55s. The setting offers the independence of a private home within easy reach of village amenities.

Accessed via a secure intercom system, the building benefits from both lift and stair access to the first floor. The apartment itself opens into a welcoming entrance hall with a useful storage cupboard and doors leading to the principal rooms.

The sitting room is a bright and airy space, enhanced by a generous double glazed window which draws in plenty of natural light. There is ample room for both seating and dining, creating a sociable yet relaxing environment. The adjoining kitchen is fitted with a range of classic Shaker-style wall and base units complemented by a ceramic sink. There is space for an electric cooker and undercounter fridge/freezer providing a practical and well-planned workspace.

The double bedroom is of a good size and benefits from a built-in wardrobe which discreetly houses the gas boiler while offering useful storage.

Completing the accommodation is a neatly appointed shower room, fully tiled in neutral tones for a clean and timeless finish. A glazed shower enclosure with electric shower sits alongside a modern vanity unit with inset wash hand basin and storage beneath, while the low-level WC is positioned to maintain a streamlined layout.

Residents of The Poplars enjoy access to a range of communal facilities including a residents' lounge, games/snooker room, laundry room and a guest suite for visiting family and friends.

Outside, the development is set within attractively maintained communal gardens with rotary washing lines and there is also off-road parking available together with further visitor spaces.

