



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

32 Tynte Avenue, Bristol, BS13 0PX

32 Tynte Avenue, Bristol, BS13 0PX

£300,000

This truly stunning three-bedroom semi-detached home is beautifully presented throughout and offers modern, stylish living ready to move straight into.

The property benefits from off-street parking and a spacious, contemporary kitchen/diner, perfect for both everyday family life and entertaining. Double doors lead seamlessly out to a landscaped rear garden, creating a wonderful indoor-outdoor flow.

A fantastic addition to the garden is a fully functioning beauty studio, offering incredible versatility. Whether continued as a business space, home office, gym, or hobby room, it provides flexible accommodation to suit a range of needs.

Finished to a high modern standard throughout, this home combines comfort, practicality and style in equal measure.

The property is also ideally positioned within the popular BS13 area, benefiting from excellent transport links with easy access into Bristol City Centre, the South Bristol Link Road, major motorway connections & Airport. A range of nearby bus routes and local amenities further enhance the convenience of this superb location, making it ideal for commuters and families alike.

Early viewing is highly recommended .

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441  
bishopsworth@hunters.com | www.hunters.com



Shed



## Tynte Avenue, BS13

Approximate Gross Internal Area 74.6 sq m / 803 sq ft  
(excluding shed)

Total Area 79.1 sq m / 852 sq ft

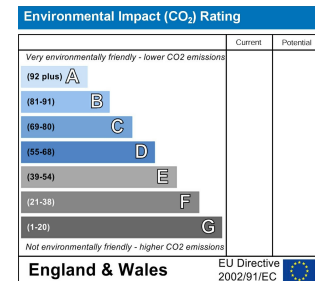
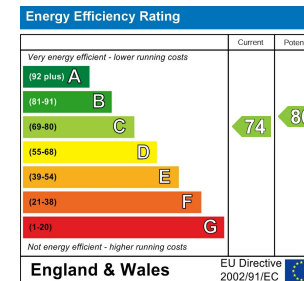


Ground Floor




First Floor

These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







