



**HUNTERS®**  
HERE TO GET *you* THERE

729 Bishport Avenue, Bristol, BS13 9EH

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Price £375,000

This is an incredible opportunity to own an immaculate, newly built semi-detached home that is ideally positioned to take advantage of excellent public transport links, reputable nearby schools, and essential local amenities. This contemporary property is perfectly tailored for families seeking stylish living with modern conveniences and blends comfortable suburban living with convenience and accessibility.

The property welcomes you through a spacious hallway into a bright, stylish open-plan reception room, designed to accommodate both relaxation and entertaining with ease. Flowing seamlessly from the living area is a modern open-plan kitchen, meticulously finished with high-quality fittings, ideal for family meals or hosting guests.

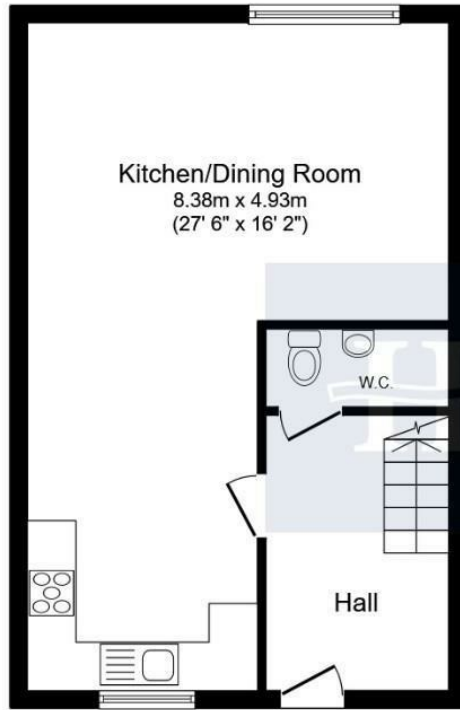
Upstairs, four generously proportioned bedrooms ensure ample space for everyone. The master bedroom benefits from a private en-suite, providing a luxurious retreat and added privacy. A second well-appointed bathroom serves the remaining bedrooms, offering comfort and convenience for guests and family alike. A downstairs W/C further enhances practicality for busy households.

Parking is available, adding a further layer of comfort for residents and visitors. The property's immaculate condition will ensure that prospective buyers can move straight in and begin enjoying their new home without delay.

This exceptional semi-detached residence delivers contemporary family living in an enviable location. Whether you're drawn by the proximity to transport, educational catchment area or the abundance of local amenities, this home provides a superb opportunity for families to secure a stylish and comfortable future.

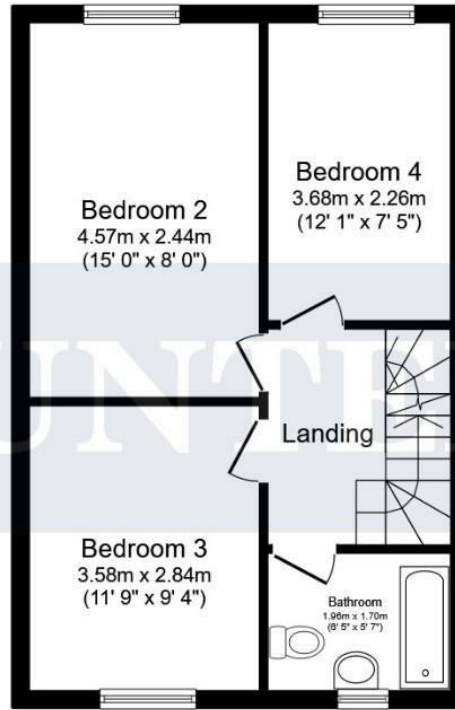
Please note that these fantastic properties are almost finished being built, (we did say new!), however it is bound to be popular so early viewing is highly recommended!

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



### Ground Floor

Floor area 43.0 sq.m. (462 sq.ft.)



### First Floor

Floor area 43.0 sq.m. (462 sq.ft.)



### Second Floor

Floor area 36.6 sq.m. (394 sq.ft.)


Total floor area: 122.5 sq.m. (1,319 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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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.













