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The Cottage Potters Hill, Felton, Bristol, BS40 9XB

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£500,000

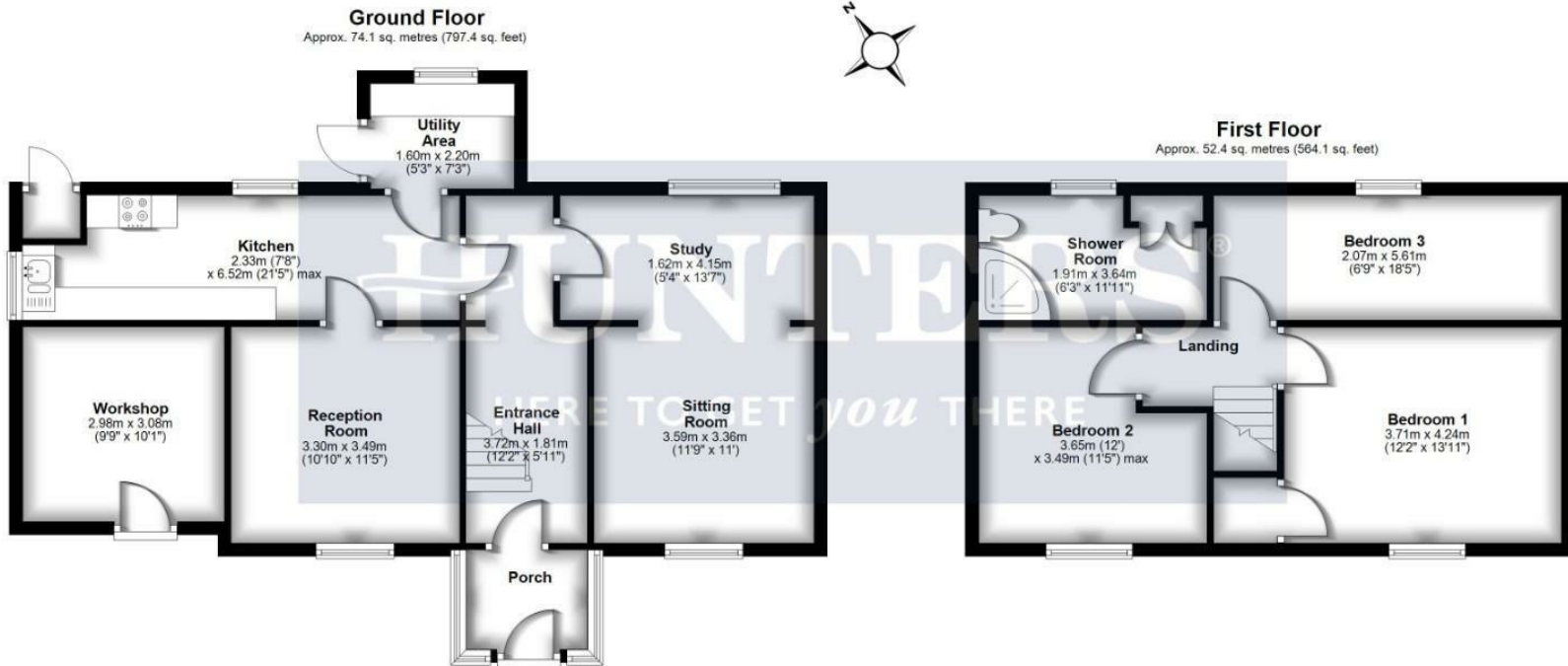
Introducing this charming three bedroom semi-detached cottage, a true gem that combines character with modern convenience. The property boasts a substantial and well maintained garden, ample parking and a large garage, making it an ideal choice for those seeking both tranquillity and practicality.

Inside, you'll find a cosy lounge perfect for relaxing evenings, a well-equipped kitchen and a modern family bathroom designed for comfort. The three spacious bedrooms provide a peaceful retreat at the end of the day. With a utility area, study and workshop there is lots of space for flexible living or working from home.

Externally, the generous gardens are a standout feature, offering not only a serene outdoor space but also the potential for further development, subject to planning permission.

This cottage offers everything needed for a comfortable lifestyle and is bound to be popular so call the office today to arrange a viewing appointment!

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Total area: approx. 126.5 sq. metres (1361.4 sq. feet)

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			
		73	89
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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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.





