



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

7 Bishops Cove, Bristol, BS13 8HH

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£385,000

A much-loved three-bedroom extended semi-detached home, quietly tucked away in a peaceful cul-de-sac and enjoying beautiful open views across Dundry.

This welcoming home offers flexible and well-proportioned accommodation, including a separate kitchen, dining room and sitting room, along with a bright sun room that looks out over the garden and countryside beyond — a perfect spot to relax throughout the seasons.

Outside, the property benefits from a driveway and a detached garage with adjoining storage room, providing excellent practicality. The established garden has been carefully cared for over many years and offers a private, peaceful space to enjoy, with stunning views that really set this home apart.

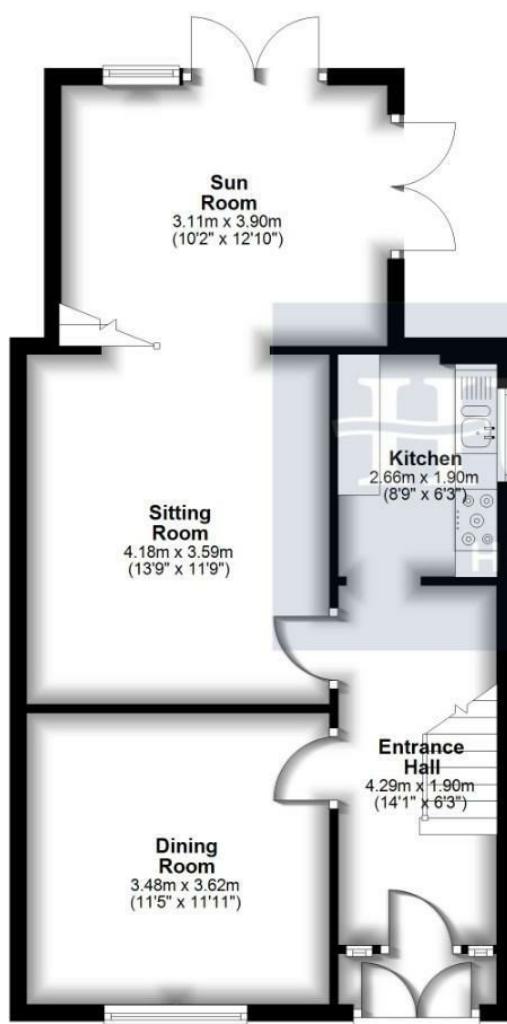
Well placed for local schools, transport links and everyday amenities, this is a warm and comfortable family home in a popular BS13 location — ready for its next chapter.

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441

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## Ground Floor

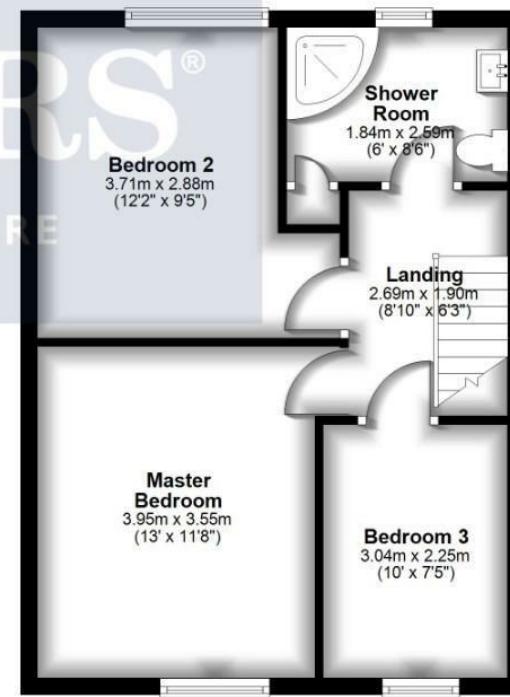
Approx. 74.2 sq. metres (798.2 sq. feet)



Total area: approx. 117.8 sq. metres (1268.0 sq. feet)

## First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



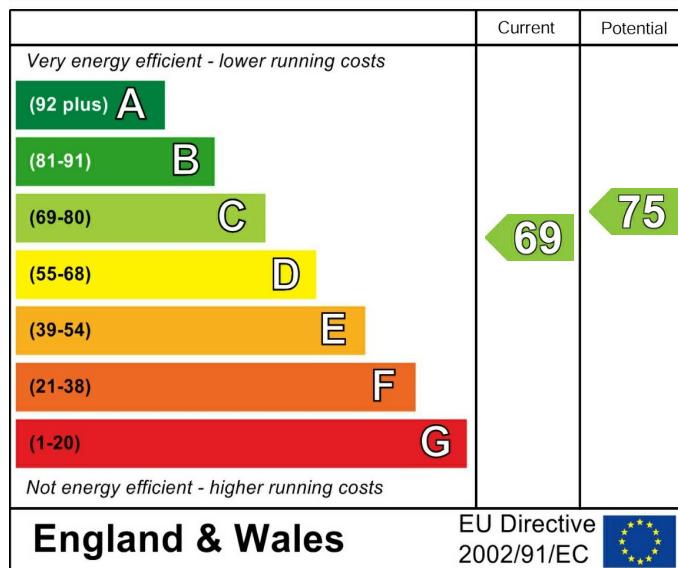
### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

## Energy Efficiency Rating



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.









