



English Oak House, Bristol
, BS13 0FQ

£195,000



English Oak House, Bristol

DESCRIPTION

First Homes resale – 30% discount £136,500 (buyer owns 100%)
Offered at 70% of market value under the Government's First Homes scheme for first-time buyers (eligibility applies).

This smart ground floor one-bedroom apartment delivers modern, energy-efficient living with a ground source heat pump. A secure communal entrance leads up to your own front door and a welcoming hallway with space for coats and shoes. The heart of the home is the open-plan kitchen/living/dining room, brightened by French doors to a private balcony—great for morning coffee or evening unwinding. The kitchen is sleek and practical, with ample storage, worktop space, and integrated oven and hob. The double bedroom enjoys excellent natural light thanks to near full-height glazing, the contemporary bathroom completes this layout.

Outside, you'll find an allocated parking space and on-site EV charging, ideal for low-carbon living. The location is spot-on for convenience—Imperial Retail Park is close by for Aldi, Next, Home Sense and M&S Food, putting everyday essentials and weekend errands within easy reach. If you're looking for a move-in-ready first home that balances comfort, convenience and contemporary design, this could be the one—book your viewing today.

First Homes is a new scheme designed to help local first time buyers and key workers onto the property ladder, by offering homes at a discount of 30% compared to the market price. The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time the property is sold.



ROOMS

Material Information

First Homes resale (30% discount) — Fixed First Homes price £136,500 (70% of the £195,000 RICS valuation; the First Homes price is a ceiling and cannot be negotiated upwards). Government-backed First Homes helps first-time buyers by offering homes 30% below market value, and the same % discount applies on every future resale. Eligibility: first-time buyer(s); household income = £80,000; and a mortgage covering at least 50% of the purchase price. For the first 3 months of marketing, buyers must also have a Bristol local connection (live or work within Bristol City Council); after 3 months, the national First Homes criteria apply. Armed Forces applicants (and qualifying partners/veterans) are exempt from the local-connection rule. Sale subject to Bristol City Council Authority to Proceed (ATP); buyers will complete the First Homes application pack with supporting evidence. For scheme details, see the First Homes Customer Guide and Own Your Home – First Homes.

Government site:

<https://www.ownyourhome.gov.uk/scheme/first-homes/>

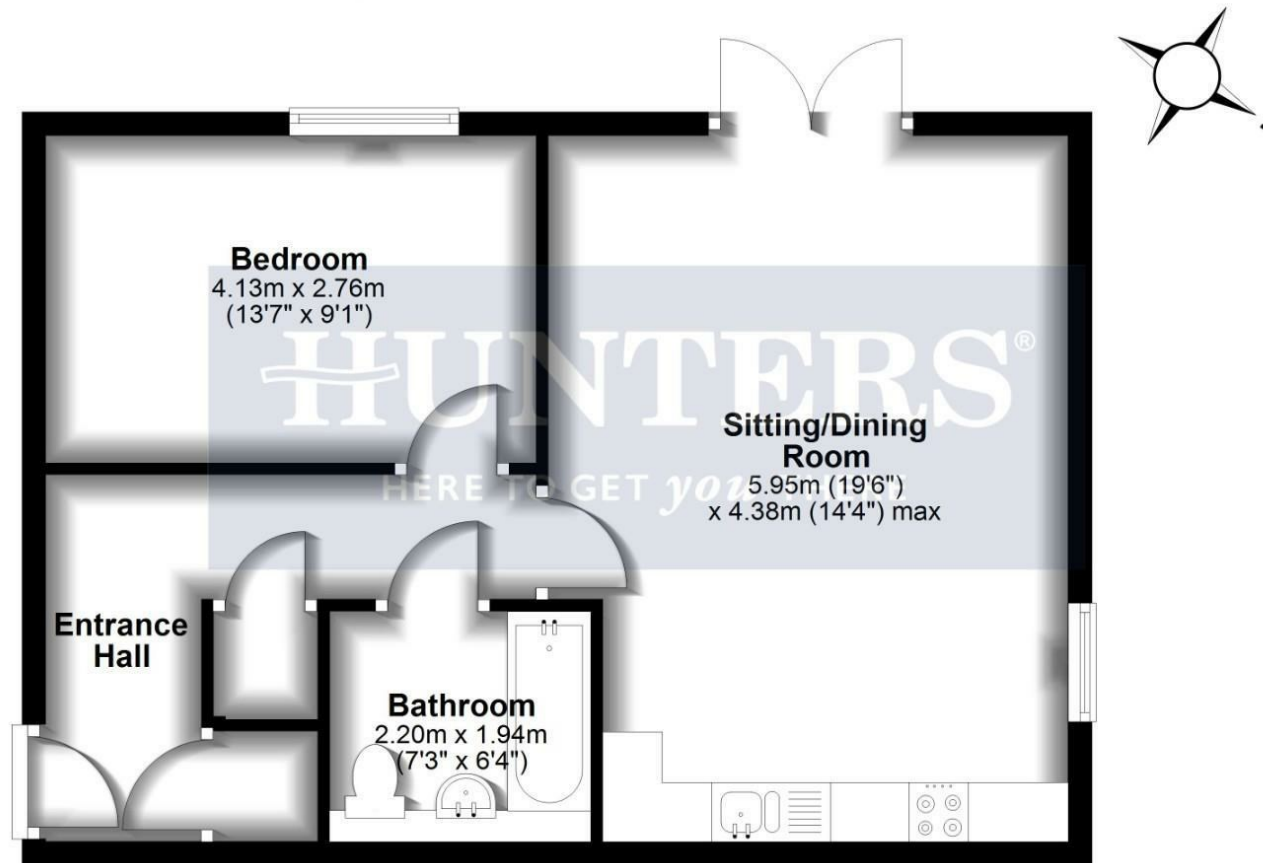



First Homes
Getting you on the ladder

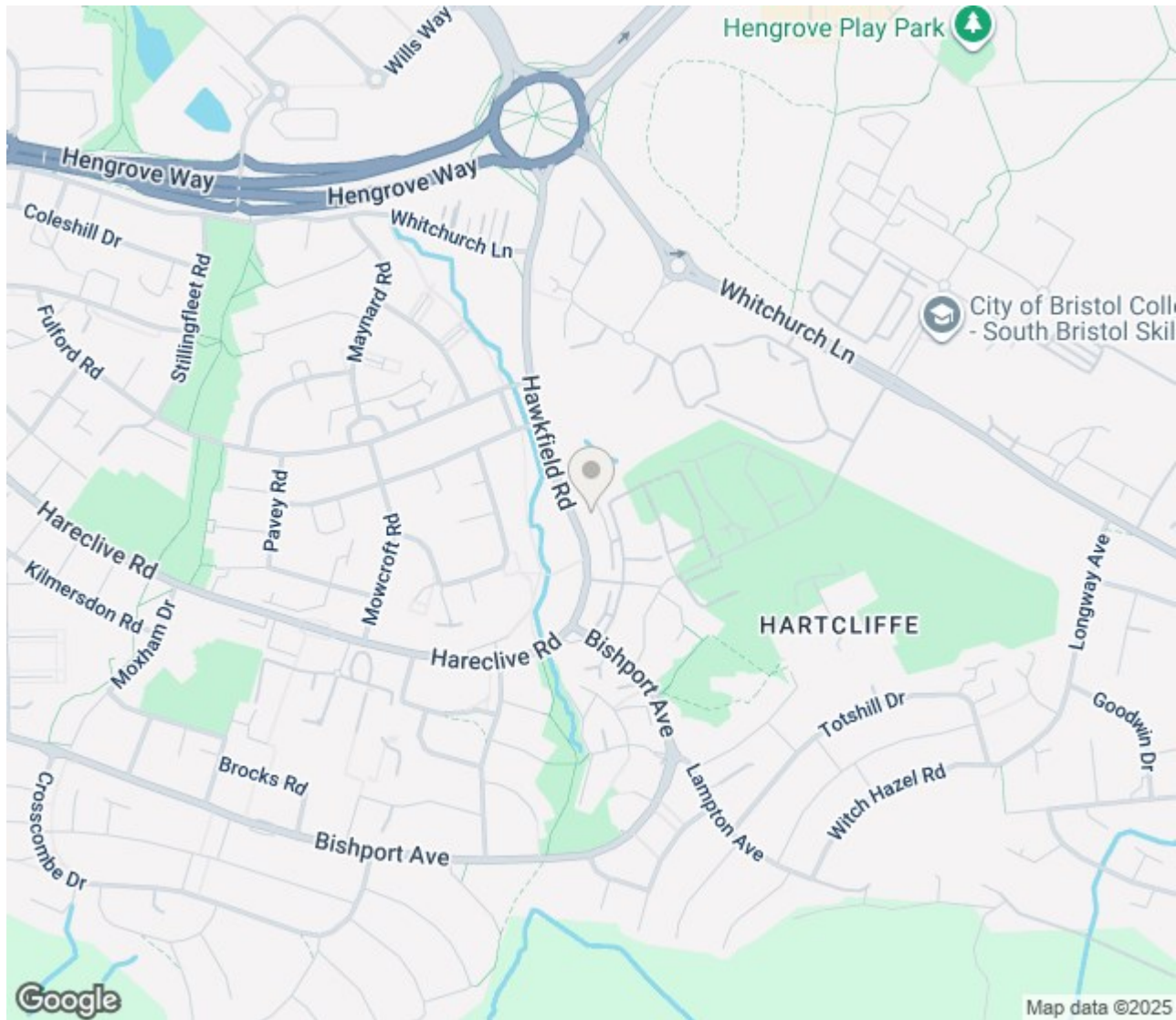
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Ground Floor

Approx. 51.2 sq. metres (551.4 sq. feet)




Total area: approx. 51.2 sq. metres (551.4 sq. feet)



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

Thinking of Selling?

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.

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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.