

# HUNTERS<sup>®</sup>

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## Pendennis Park

Staple Hill, Bristol, BS16 5HR

£180,000



Council Tax: B



# 20 Pendennis Park

Staple Hill, Bristol, BS16 5HR

£180,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market with no chain this individual one bedroom maisonette with outside decking patio area and off street parking positioned within a small modern built development in the popular Staple Hill area.

The property is in good order throughout and benefits, UPVC double glazing, modern kitchen and bathroom facilities and electric heating. The accommodation briefly comprises, hallway, bathroom, double bedroom, to the ground floor, with lounge/diner and fitted kitchen with built in oven & hob to the first floor which benefits from having lovely far reaching views.

The property is conveniently situated in the heart of Staple Hill, a short walk to all amenities, including: shops, restaurants and coffee shops, whilst offering excellent access to bus routes, cycle track, and the ring road. The ever popular Page park is also within easy reach.

In opinion this property is sure to appeal to the first time buyers, professional couples and investors alike.

## ENTRANCE HALLWAY

Private entrance front door access, electric radiator built in under stair cupboard,, stairs rising to the first floor, doors to bedroom and bathroom.

## BEDROOM

12'7" x 10'3" (3.84m x 3.12m)

UPVC double glazed window to rear, electric radiator, TV point.

## BATHROOM

7'8" x 6'1" (2.34m x 1.85m)

Opaque UPVC double glazed window to front, white suite comprising panelled bath with tap/shower mixer attachment over, pedestal wash hand basin, close coupled WC, part tiled walls, tiled floor, heated towel rail, shaving point, extractor fan, tiled floor.

## FIRST FLOOR LANDING

Loft hatch, electric radiator, doors leading to lounge and kitchen.

## LOUNGE/DINER

12'7" x 10'3" (3.84m x 3.12m)

UPVC double glazed window to front, electric radiator, TV point.

## KITCHEN

10'2" x 7'9" (3.10m x 2.36m)

UPVC double glazed window to front, range of white high gloss wall and base units, laminate work tops, tiled splash backs, single stainless steel sink bowl unit, electric ceramic hob, oven and stainless steel extractor hood, electric radiator, washing machine and fridge freezer included, tiled floor, built in airing cupboard housing hot water tank.

## OUTSIDE:

Area to front of main entrance laid to composite decking.

## PARKING

Allocated parking space to front within residents car park.



## Road Map



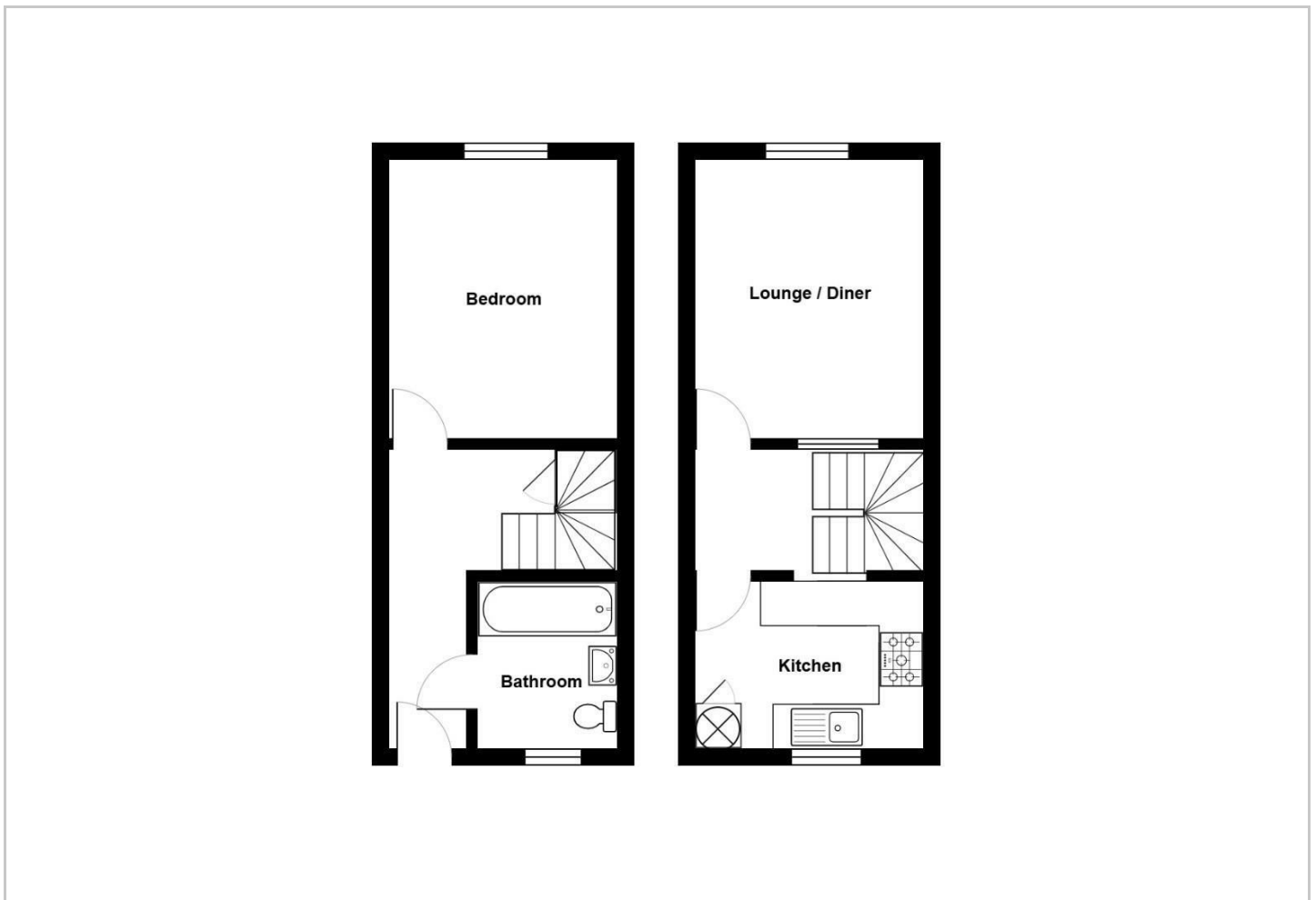
## Hybrid Map



## Terrain Map



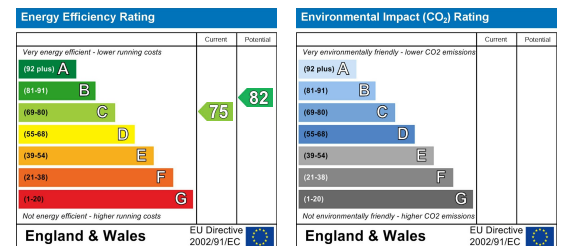
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **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.