

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Teewell Avenue

Staple Hill, Bristol, BS16 5QT

£168,000



Council Tax: B



# 7 Teewell Court Teewell Avenue

Staple Hill, Bristol, BS16 5QT

£168,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this first floor flat located within this small development which is positioned in a quiet cul-de-sac in Staple Hill which is handily placed a short walk to the local High street with it's array of shops, cafes and restaurants whilst being close to bus routes, cycle path and ever popular Page Park.

The property is available to purchase with no onward chain with accommodation that comprises in brief: entrance hall, lounge/diner, kitchen/breakfast room, double size bedroom and a shower room. The property further benefits from having: double glazed windows, electric heating, communal gardens and communal parking area.

## COMMUNAL ENTRANCE

Access via intercom security system leading through to communal hall, stairs rising to first floor.

## ENTRANCE HALL

Access via a door with security spy hole, loft access, electric heater, intercom phone entry system, built in airing cupboard housing hot water tank, doors to all rooms.

## LOUNGE/DINER

15'1" x 10'5" (4.60m x 3.18m)

UPVC double glazed window to rear, electric heater, 2 telephone points, TV point.

## KITCHEN/BREAKFAST ROOM

10'5" x 9'11" (3.18m x 3.02m)

UPVC double glazed window to front, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, extractor fan, space for cooker,

space and plumbing for washing machine, space for fridge/freezer,

## BEDROOM ONE

11'6" x 10'4" (3.51m x 3.15m)

UPVC double glazed window to rear, electric heater.

## BATHROOM

Opaque UPVC double glazed window to front, panelled bath with electric shower over, pedestal wash hand basin, close coupled W.C, part tiled walls, wall mounted electric heater, extractor fan.

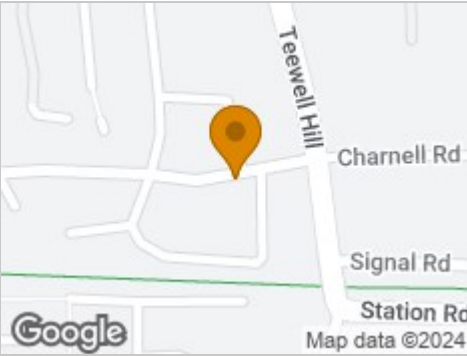
## OUTSIDE

The block is surrounded by small well tended gardens, communal parking area next to development.





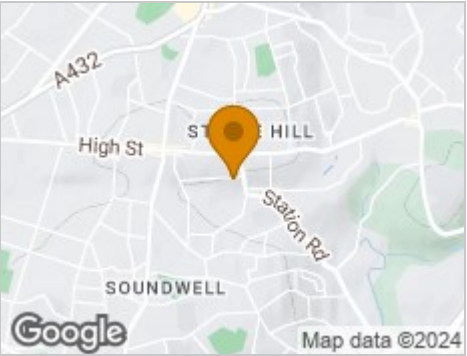
Road Map



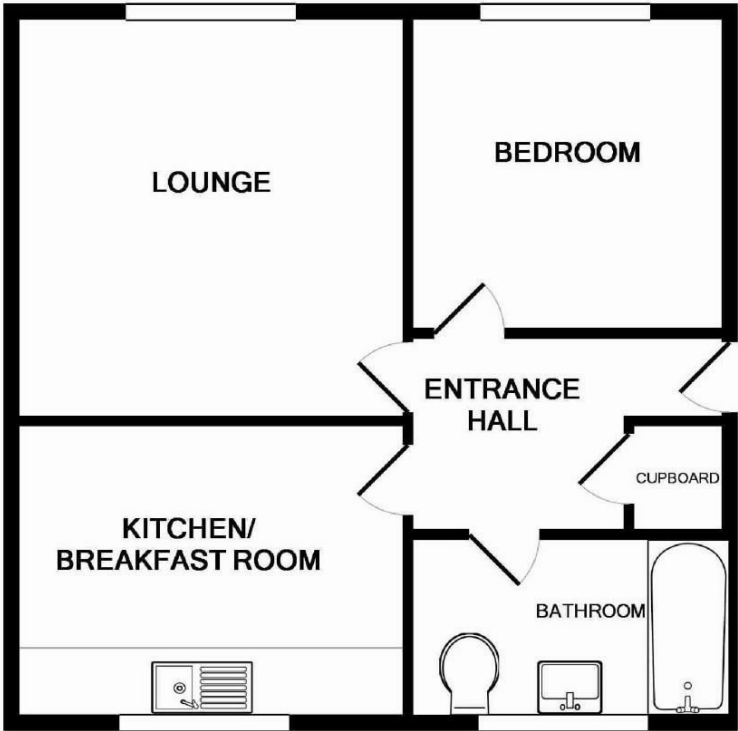
Hybrid Map



Terrain Map



Floor Plan

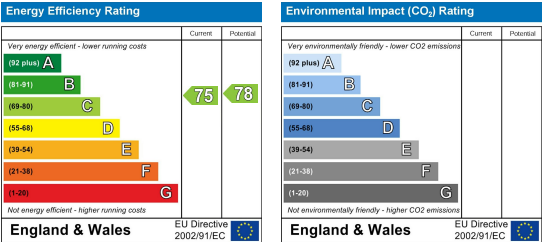


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.