

# HUNTERS®

HERE TO GET *you* THERE



**Regents Close**  
Thornbury, Bristol, BS35 1HX

£450,000

4 1 3 D

Council Tax: D



# 15 Regents Close

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## Entrance

Via UPVC double glazed front door.

## Hallway

Staircase rising to first floor. Radiator.

## Cloakroom

Obscure UPVC double glazed window to front. WC, wash hand basin, radiator, tiled floor.

## Utility/Workshop

8'3" x 8'0" (2.53m x 2.45m)

Space for fridge/freezer, tumble dryer and washing machine. N. B. This is the back section of the garage that has been partitioned off from the main garage area

## Living Room

13'6" x 12'8" (4.14m x 3.88m)

UPVC double glazed window to front. Feature Pine fireplace incorporating tiled hearth incorporating Living Flame gas insert, attractive built in display unit and shelves to either side of chimney breast. Radiator.

## Dining Room

8'11" x 11'1" (2.74m x 3.39m)

UPVC double glazed window to front, double doors opening to:

## Family Room/Guest Bedroom

11'3" x 14'5" (3.45m x 4.40m)

UPVC double glazed window with UPVC double glazed French doors to rear garden. Radiator.

## Kitchen

11'0" x 7'4" (3.36m x 2.26m)

UPVC double glazed window to rear. Range of floor and wall units with contrasting work surfaces incorporating stainless steel single drainer sink unit, built in oven and 4 ring gas hob, plumbing for dishwasher. Understairs storage recess.

## Landing

UPVC double glazed window to side. Access to loft via retractable ladder.

## Bathroom

Obscure UPVC double glazed window to rear, WC, wash hand basin and panelled bath with glass screen and shower over. Heated towel rail, toiletries cupboard incorporating anti-fog mirror incorporating light and clock. Extractor fan.

## Bedroom 1

11'3" x 14'5" (3.44m x 4.41m)

UPVC double glazed windows to both front and rear. 2 Radiators.

## Bedroom 2

10'3" x 11'1" (3.13m x 3.40m)

UPVC double glazed window to rear. Airing cupboard housing pressurised hot water tank. Radiator.

## Bedroom 3

9'7" x 10'0" (2.94m x 3.05m)

UPVC double glazed window to front. Built in sliding door wardrobe incorporating gas central heating boiler. Radiator.

## Bedroom 4

6'5" x 9'8" (1.96m x 2.97m)

UPVC double glazed window to front. Radiator.

## Gardens

The house occupies a deceptively large corner plot that is individual into 3 separate areas.

REAR: Block paved, secure and private creating a safe and low maintenance area for animals and children to play. It also provides secure parking for caravans, boats, mobile homes or numerous cars.

SIDE: Extremely private and secluded paved patio with large timber shed and gate to:-

FRONT: Open plan lawn facing onto a quiet walkway.

## Garage

Reduced in length to create the utility/workshop, providing limited parking but ideal for bikes, camping equipment etc.

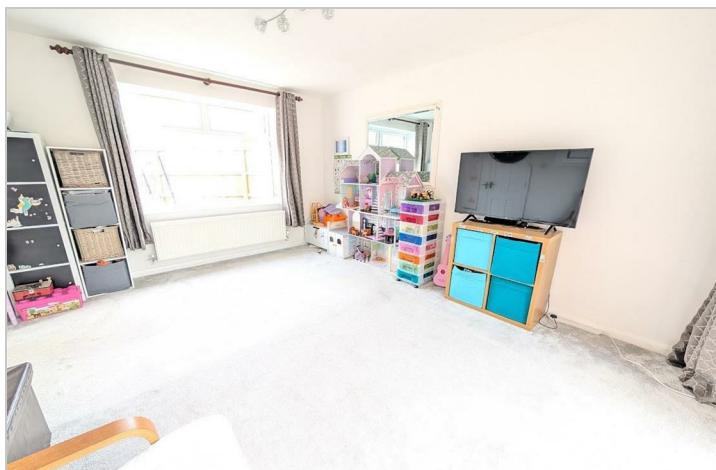
## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; Band D

## Anti Money Laundering Regulations

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



## Road Map



## Hybrid Map



## Terrain Map



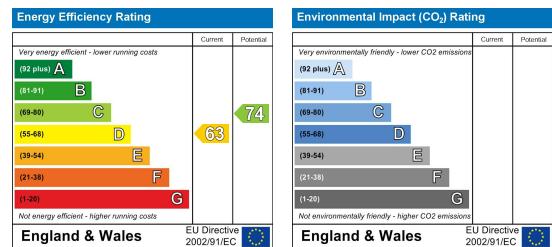
## Floor Plan



## Viewing

Please contact our Hunters Thornbury Office on 01454 411522 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.