

## 15 Adams Land, Coalpit Heath, Bristol

- Semi Detached TownHouse
- Kitchen/Diner
- 3 Bedrooms (Master Ensuite)
- Double Glazed Gas Central Heating
- North Westerley Enclosed Garden
- Lounge
- Cloakroom
- Bathroom
- Detached Garage and Parking
- No Upward Chain

**Offers In Excess Of £350,000**

**HUNTERS®**

HERE TO GET *you* THERE

Nestled in the tranquil cul-de-sac of Adams Land, Coalpit Heath, Bristol, this 3 bedroom semi-detached townhouse presents an excellent opportunity for families and professionals alike. With no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by an entrance hall that leads to a lounge, perfect for relaxation or entertaining guests. The inner hallway features a convenient cloakroom, enhancing the practicality of the home leading into kitchen/diner and the rear of the property.

The first floor boasts two generously sized bedrooms, accompanied by a family bathroom that caters to the needs of the household. Ascend to the second floor, where you will find the master suite, a true retreat featuring an en-suite shower room and a walk-in wardrobe, providing both comfort and convenience.

This property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The enclosed rear garden offers a private outdoor space, ideal for children to play or for hosting summer barbecues.

Additionally, the property includes a detached garage with gated parking for two to three vehicles, providing secure and convenient access.

With its desirable location and thoughtful layout, this townhouse is a perfect blend of comfort and practicality, making it an ideal choice for your next home. Don't miss the chance to view this delightful property.



### Entrance

Double glazed door, stairs to 1st floor, radiator, door into

### Lounge

18'6" x 9'7" max

Double glazed window to the front, two radiators, TV point, electric fire with wooden surround, under stair cupboard, door into

### Inner Hallway

Radiator, door to kitchen and further door into

### Cloakroom

White suite comprising pedestal wash hand basin with tiled splashback, WC, radiator, extractor fan.

### Kitchen/Diner

12'9" x 7'7"

Double glazed window and double glazed door to the rear, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, part tiled walls, built in electric cooker with gas hob with extractor fan over, integrated appliances to include fridge/freezer, washing machine and dishwasher, wine rack, breakfast bar, radiator.

### First Floor Landing

Double glazed window to the front, radiator, stairs leading to 2nd floor, doors into

### Bedroom Two

12'10" x 8'6"

Two double glazed windows to the rear, radiator.

### Bedroom Three

11' x 6'4"

Double glazed window to the front, radiator.

### Bathroom

White suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls, radiator, extractor fan.

### Second Floor Landing

Door into

### Bedroom One

15'10" x 9'4"

Double glazed window to the front of the property, radiator, double doors to walk in wardrobe with light, access to part boarded loft space, door into

### En-Suite

Double glazed Velux window, white suite comprising, shower cubicle, pedestal wash hand basin, WC, tiled to visible wall area, radiator, extractor fan.

### Outside

The front has railing with decorative stones and path to front door.

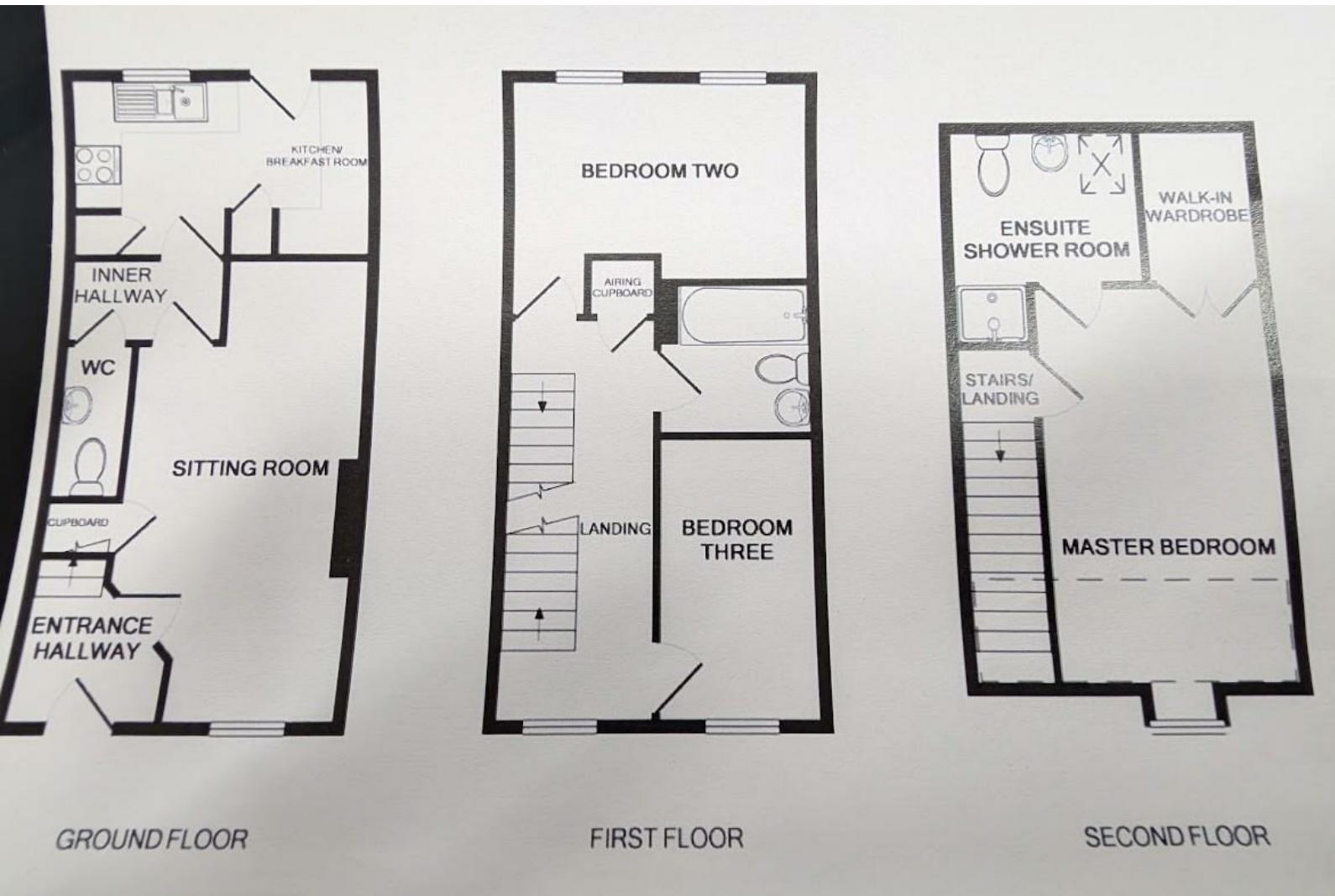
The private enclosed north westerly facing rear garden is mainly laid to lawn with patio area, outside tap, mature shrub boarder and gated access to the side.

### Garage & Driveway

There is a detached single garage with electric up and over door, light and power, access to part boarded loft with ladder, with gated driveway to the front providing parking for two/three vehicles.

### Agents Note

"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"



### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	
(81-91)	B		
(69-80)	C	75	
(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	

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.

80-82 Station Road, Yate, Bristol, BS37 4PH  
 Tel: 01454 313575 Email:  
[yate@hunters.com](mailto:yate@hunters.com) <https://www.hunters.com>