



Wells Road, Bristol  
, BS14 9AL

£400,000



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# Wells Road, Bristol

## DESCRIPTION

This extended semi-detached Dormer bungalow is offered for sale in good condition, providing four double bedrooms and flexible accommodation well suited to families. Situated in the Wells Road area of Bristol, the property benefits from convenient access to local amenities, schools and public transport links.

The ground floor includes a light and airy lounge that opens through to a dedicated dining room, creating a practical flow for day-to-day living. The separate kitchen is accessed via the lounge and has a door leading directly to the garden. On this level there are two double bedrooms: one positioned to the front, and a further double with patio doors opening onto the rear garden. A ground floor bathroom serves these rooms.

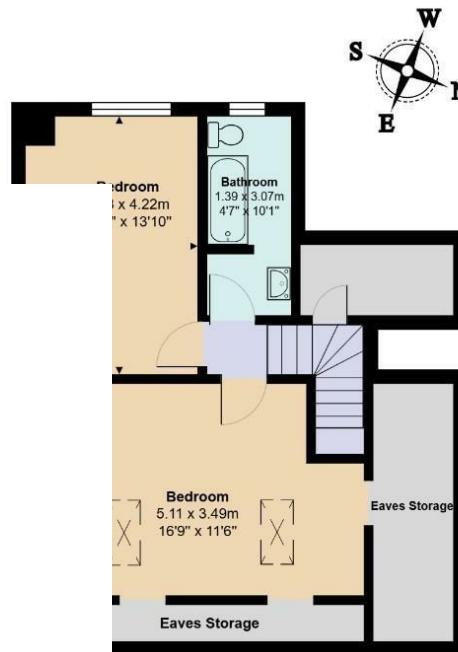
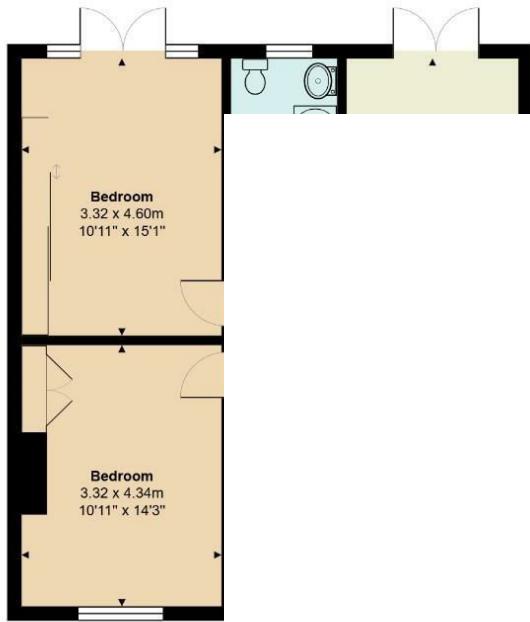
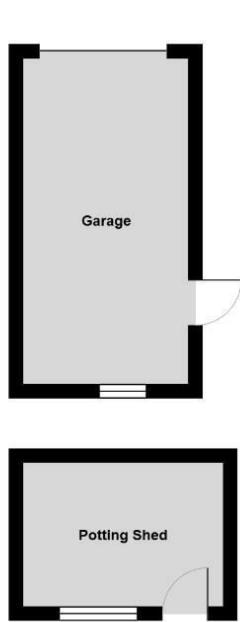
To the first floor, there are two additional double bedrooms. One features two Velux windows, providing natural light, and is served by a further bathroom on this level.

Externally, the bungalow offers off-street parking and a garage, along with an enclosed rear garden that includes shed storage.

Wells Road provides regular bus services into Bristol city centre, with journey times typically around 20–25 minutes, giving access to Temple Meads station for rail services towards London, Bath and the wider region. The local area offers nearby primary and secondary schools, along with everyday shopping facilities, cafés and services along Wells Road and in surrounding neighbourhood centres. Parks and green spaces in south Bristol are also within easy reach for leisure and recreation.





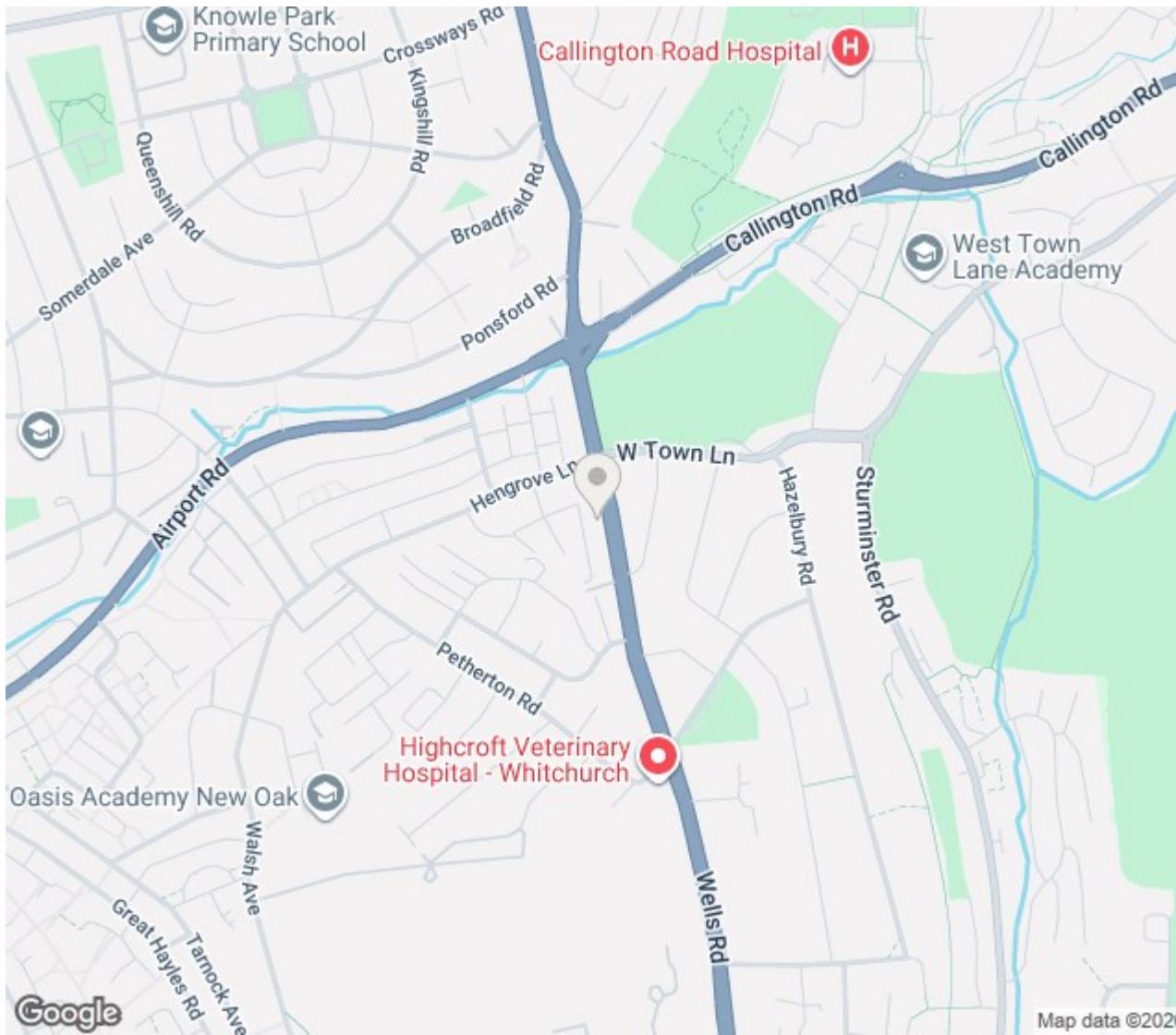


**Approximate Gross Internal Area 125.3 sq m / 1349 sq ft (excluding eaves storage, garage, potting shed)**

**Total Area 161.7 sq m / 1741 sq ft**

These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.





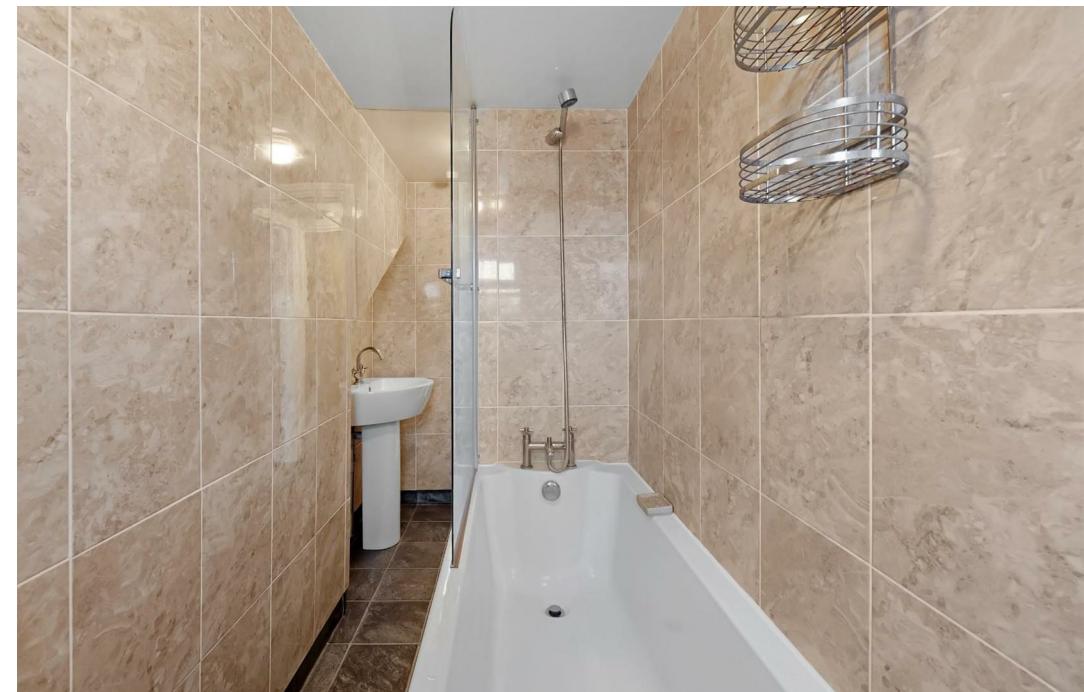
## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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.