



Hermitage Wood Road,  
Bristol,  
BS16 1BF

Offers In The region Of  
£300,000



Nestled in the charming Cheswick village, this exceptional freehold coach house apartment on Hermitage Wood Road offers a delightful blend of modern living and convenience. Built in 2014, this property is perfect for professionals, first-time buyers, and buy-to-let investors alike. Upon entering, you will be greeted by a stunning open-plan lounge and dining room, which creates a spacious and inviting atmosphere, ideal for both relaxation and entertaining. The stylish kitchen is equipped with integrated appliances, making it a joy to cook and dine in. The apartment boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. The luxury white bathroom suite adds a touch of elegance, ensuring comfort and style. With gas heating and UPVC double glazing, the property promises warmth and energy efficiency throughout the year. For those with vehicles, the property includes a designated parking space for one vehicle, along with a garage, offering both convenience and security. The location is superb, ideally located within close proximity of MOD, Airbus and local train stations, with easy access to local amenities such as the Cooperative Food, Boston Tea Party, and various other dining options. The property also benefits from being close to Stoke Park Estate known for its green open space and popular spot for walking. In summary, this coach house apartment is a rare find in a popular area, combining modern comforts with a vibrant community atmosphere. No onward Chain.



## GROUND FLOOR

Composite wood grain effect entrance door into...

## HALL

Radiator, staircase to first floor, electric fuse box.

## FIRST FLOOR

### OPEN PLAN ARRANGED LOUNGE/DINING ROOM

L SHAPED LOUNGE/DINING ROOM 18'9" x 14'2" maximum average overall

Multiple UPVC double glazed and multi paned windows to front and rear, feature laminate wood grain effect floor, two radiators, built in storage cupboard, wide opening and serving opening into...

### KITCHEN 10'5" x 8'10"

Fitted with a stylish range of high gloss finished wall, floor and drawer storage cupboards to incorporate a integrated Hotpoint dishwasher, fridge/freezer, brushed steel effect smeg oven and microwave, feature marble effect working surfaces, inset gas hob with extractor above, single drainer stainless steel sink unit, feature laminate wood grain effect floor, UPVC double glazed and multi paned window to front.

Internal door from lounge/dining room into...

## INNER HALL

Radiator, cupboard containing a Glow-worm wall mounted gas fired boiler for domestic hot water and central heating, fitted working surface with space beneath for washing machine, access to roof space.

### BEDROOM 1 13'8" x 9'0"

Minimum excluding recess fitted with sliding door wardrobes, UPVC double glazed and multi paned window to rear, radiator.

### BEDROOM 2 9'11" x 9'6"

UPVC double glazed and multi paned window with pleasant open outlook, radiator.

### BATHROOM 6'9" x 5'6"

Luxury white suite of pannelled bath, low level WC and pedestal wash basin, feature laminate wood grain effect floor. built in thermostatically controlled shower and screen alongside over bath, heated towel rail and

fitted mirror, UPVC double glazed frosted and multi paned window.

## EXTERIOR

The property benefits from an INTEGRAL garage (6.05m x 3.02m) directly beneath the coach house apartment with up and over door, power and light and water tap.

## OFF STREET PARKING SPACE

Accessed beneath the Coach House is a limited shared access leading to a designated parking space suitable for one vehicle.

## TENURE

Understood to be freehold. This property is responsible for the current payment of an annual service charge of £126 payable to BNS as a contribution towards the upkeep of the estate and public areas.

## AML (Anti money laundering)

"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"

Tenure: Freehold  
Council Tax Band: B



- 2 spacious bedrooms
- Luxury white bathroom suite
- Stylish kitchen, integrated appliances
- Open-plan lounge/dining room
- Gas heating, double glazing
- Designated parking, garage
- Freehold Coach house apartment
- No onward chain
- Close to CrossFit Bristol North
- Viewing highly recommended

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.