







North Street, Bedminster, Bristol, BS3 1EN

- One Bedroom Coach House
- Open Plan Kitchen/ Living
- Rare To The Market
- Secure Access
- Quirky Features
- No Chain
- Leasehold
- Superb Location
- Outside Space
- Gas Central Heating

HUNTERS®
HERE TO GET *you* THERE

£210,000

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DESCRIPTION

A superbly located one bedroom coach house tucked away on North Street

Hunters are excited to offer to the market this quirky one bedroom coach house sitting tucked away on North Street. Being offered with no onward chain, in a secure tucked away location its sure to prove perfect for any first time buyer wanting a unique property in this superb spot.

Internally the coach house offers a lovely open plan living/ kitchen space, upstairs there is one double bedroom and separate study. There is also a three piece bathroom & light landing, boasting a skylight and access to the private terrace.

Properties of this nature are rare to the market, and boasting no onward chain and low running costs its sure to prove perfect for anyone wanting a unique property tucked away off the vibrant and popular North Street.

TENURE
Leasehold
Lease term - Balance of a 999 year lease from 2001
Service charge - £1,276.00 per annum
Ground rent - £0.00 per annum

Council Tax Band - A

EPC Band -D - Please see below full EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/2419-6962-3112-8678-7134

kitchen
7'2" x 5'5"

living room
17'1" x 15'1"

bedroom
11'5" x 11'4"

study
8'3" x 6'0"

terrace
15'4" x 3'4"












STAY
FRESH


ROBOT
DREAMS



GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewings

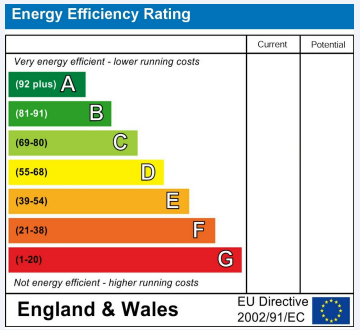
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.

The Property Ombudsman

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