



## Brean Gardens, , Bristol, BS3 5ET

- 75% Share
- Two Bedrooms
- Garden
- Tucked Away Location
- Close To Amenities
- Shared Ownership
- No Chain
- Parking
- Close To Victoria Park
- Ages 55 & above

**£243,750**





# Brean Gardens, , Bristol, BS3 5ET

## DESCRIPTION

Hunters are thrilled to offer this two bedroom bungalow to the market, offered in this superb tucked away location and with no onward chain its sure to prove perfect for anyone wanting a manageable, flexible property in this central location. Please note the property is available to over 55s only.

Internally there is a large hallway which gives access to the kitchen. There are two reception rooms the largest of which offers a dual aspect with doors opening to the garden, the second reception opens to the large conservatory. Finishing off the downstairs is the second bedroom/ study and spacious wet room. Upstairs there is a large double bedroom and handy WC. Outside there is a good sized garden, which affords secure gate access to the communal parking area.

Brean Gardens sits tucked away off St Johns Crescent, Bedminster. The property itself sits on the corner plot in a private development of just 6 properties. It sits under a 10 minute walk away to the pretty Victoria Park, there are a range of bus & access links off St Johns Lane, as well as a variety of shops.

### AGENTS NOTE;

This a 75% share of the property, there is no rent payable on the remaining 25% just a service charge to be paid of £10.33 per week.

### TENURE

Shared ownership - no end date.

### COUNCIL TAX BAND

B

EPC Band - E - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8203-8386-0229-3796-0313>

### kitchen

9'9" x 6'7"

### living room

13'1" x 10'4"

### bedroom two/ study

10'4" x 6'10"

### reception room

10'4" x 13'1"

### conservatory

15'1" x 8'5"

### bedroom one

15'1" x 13'3"







GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 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](mailto: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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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