

## Bedminster Road, Bristol

- Private Garden Flat
- Complete Chain
- Open Plan Living
- 0.2 Miles To Bedminster Down Allotments
- 1.8 Miles To Wapping Wharf
- Independant Access
- Modern Kitchen
- 0.2 Miles To Parson St Station
- 0.8 Miles To North Street
- 1.9 Miles To Temple Meads Station

**£200,000**

**HUNTERS®**

HERE TO GET *you* THERE

# Bedminster Road, Bristol

## DESCRIPTION

Hunters are pleased to offer this well presented one bedroom garden flat on Bedminster Road, Bedminster. Offered to the market with a complete chain the property is sure to prove ideal for anyone looking for their first home or perhaps an investment that's ready to be let.

Sitting in a private position in a block of three flats the property is accessed by a private access to the side of the property. Upon entering you'll be greeted by the spacious living/ kitchen area, the kitchen is fitted with a modern set of units to include built in white goods and breakfast bar, the living space offers a pleasant view to over the garden. The bedroom fits a double bed whilst the shower room is tiled throughout. Outside the rear garden faces west, making most of the afternoon and evening sun. The garden is extremely private and offers a large decked area with the lower level being laid with lawn.

The flat sits at the top of Bedminster Road, an area predominantly popular with first time buyers and families. 208b sits in a converted house comprising of three flats, its access by a secure locking gate leading to its own garden. The property itself sits less than a miles walk to Parson street station & North Street, whilst Wapping Wharf & Temple meads sit just under 2 miles away.

### TENURE- Leasehold

Lease Term - balance of 999 year lease from 2010

Ground rent - £200 per annum (share of building insurance)

Maintenance charge - £NIL

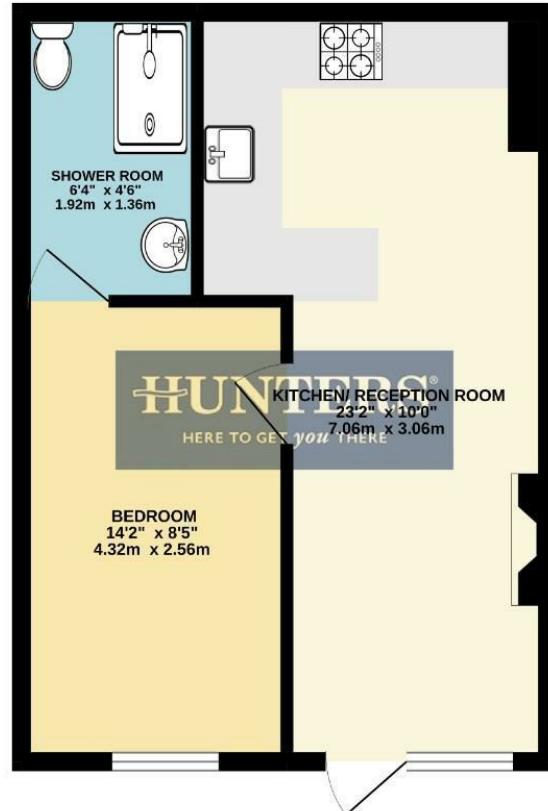
EPC Band - C - Please see below link for full EPC report;  
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9300-2540-6200-2322-3135>

COUNCIL TAX BAND -  
A





GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 369 sq.ft. (34.3 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 plan has not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



## 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		
(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	

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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