



HUNTERS[®]
HERE TO GET *you* THERE

10 Tyndall Road, Easton, Bristol, BS5 0EP

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Offers In Excess Of £425,000

****Huge Unique Characterful Detached Property**** Nestled at the end of a cul de sac sits this old railway house packed with original features including a built in safe! So much well laid out space in here! Two dog leg staircases wind through three floors of accommodation including two reception rooms, kitchen and utility garden room on the ground floor, two bedrooms and a bathroom on the first floor and two more double bedrooms in the roof providing rooftop views. All this is within minutes from Central Bristol and Easton's amenities, cycle path and train stations. Please come along and have a look inside.

- Beautiful Detached Home!
- Two Grand Double Bays
- Cul De Sac Location
- Plenty of Character
- Three Floors
- Three Double Bedrooms & Study
- First Floor Bathroom
- Two Reception Rooms
- Kitchen & Utility/Garden Store
- Walled Garden

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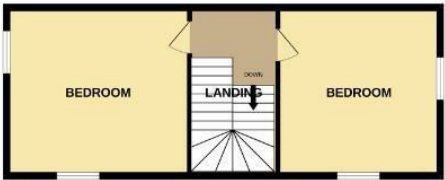
GROUND FLOOR



1ST FLOOR



2ND FLOOR



4 BED DETACHED

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.
Made with Metropix 62025

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

FRONT DOOR

Newly painted green wood front door opening into

ENTRANCE HALL

With stairs leading to upper floors and door leading to back path leading to rear of the building, doors into

LOUNGE

14'5" x 9'9"
Double glazed bay window to front, fireplace, radiator

DINING/SITTING ROOM

14'1" x 10'2"
Double glazed bay window to front, fireplace, radiator, doorway into

KITCHEN

9'4" x 8'3"
Wall and base units with work surface over, sink and drainer, fitted oven and hob, space for fridge freezer, tiled flooring, frosted double glazed window to front, door into

UTILITY/GARDEN STORE

8'2" x 5'4"
Ideal storage for garden, space for additional appliances, door into

GARDEN

Lovely private space with plants, enclosed by wall, gate to front road access, rear building access

STAIRS

Exposed wood dog leg staircase with window to rear leading to first floor landing with window to front and doorways into

BEDROOM ONE

14'2" x 10'4"
Double glazed bay window to front, radiator, built in original Victorian safe!

BATHROOM

11'1" x 4'6"
Three piece white suite comprising bath with shower over, wc, wash hand basin, wall mounted combi boiler for heating, tiled splash backs, radiator

BEDROOM FOUR/STUDY

9'1" x 8'11"
Double glazed bay window to front, radiator, ideal home office or dressing room

STAIRS

Exposed wood dog leg staircase leading to second floor with window to rear and doors to

BEDROOM THREE


10'0" x 9'10" to eaves
Double glazed window to front and two circular windows to side, radiator

BEDROOM TWO

11'5" x 10'4" to eaves
Double glazed window to front and arched window to side, radiator

OUTSIDE

Private path behind the house giving access to the garden, ample on street parking to front being the end property

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