



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

10 Tyndall Road, Easton, Bristol, BS5 0EP

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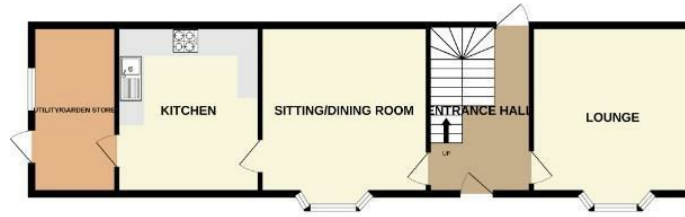
£425,000

**\*\*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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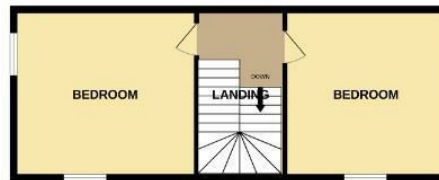
GROUND FLOOR



1ST FLOOR

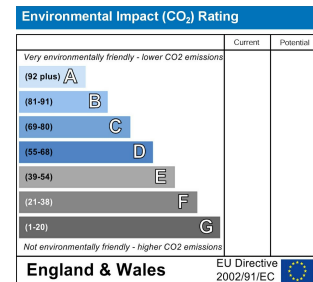
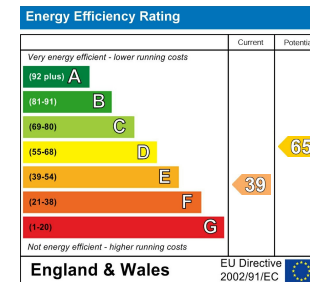


2ND FLOOR



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 6/20/25



### 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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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. 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.









