



**HUNTERS®**  
HERE TO GET *you* THERE

20 Summer Hill, Bristol, BS4 3BE

20 Summer Hill, Bristol, BS4 3BE

£390,000

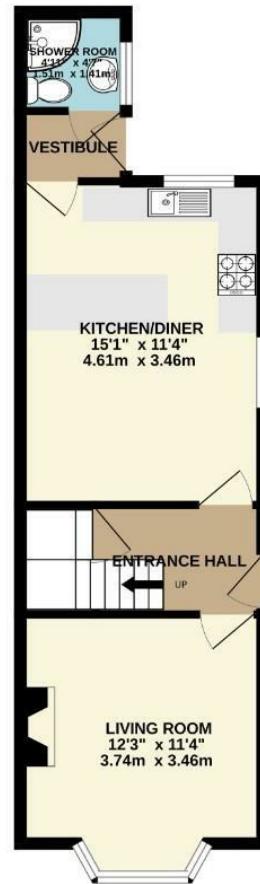
Hunters BS4 are delighted to present to the market this well presented, two bedroom, end of terrace home situated on the ever popular Summer Hill in Totterdown.

Totterdown is a vibrant and quirky neighbourhood just south of Bristol city centre, known for its steep hills, colourful terraced houses, and creative community vibe. Popular with young professionals, artists, and families, it offers a mix of independent cafés, pubs, and green spaces like Victoria Park. and Arnos Vale. Totterdown has a friendly, village-like feel, with easy access to Temple Meads station and the city centre, making it one of Bristol's most sought-after spots for those who want character, charm, and convenience.

The property itself comprises of an entrance hall, lounge, kitchen dining room and bathroom to the ground floor. Upstairs you will find two good sized bedrooms. Further benefits include, gas central heating, double glazing and a lovely mature tiered, and private rear garden providing a serene outdoor space for relaxing

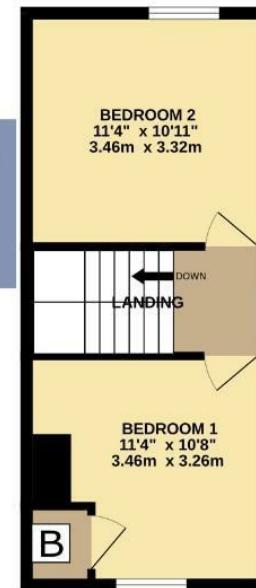
To appreciate all that this property has to offer call Hunters today on 0117 9723948 to arrange your internal viewing

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



**HUNTERS**  
HERE TO GET *you* THERE

1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 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 current state of efficiency can be given.  
Mode with Measured 420025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

## Entrance Hall

Entrance door to side elevation, Stairs to first floor, Doors to rooms, Radiator, Laminate floor.

## Lounge

Double glazed bay window to front elevation, Chimney breast, Fireplace, Radiator, Laminate floor.

## Kitchen/ Dining Room

Double glazed window to rear and side elevation, Range of wall and base units with workspaces above, Sink drainer, Fitted cooker, Extractor fan, Plumbing for washing machine, integrated dishwasher, Radiator, Tiled and Laminate floor, Door to shower room, Door to garden.

## Shower Room

Double glazed window to rear elevation, Shower cubicle, Low level WC, Wash hand basin, Tiled floor.

## Landing

Double glazed window to rear elevation, Doors to rooms, Loft access, Laminate floor.

## Bedroom One

Double glazed window to rear elevation, Radiator, Laminate floor.

## Bedroom Two

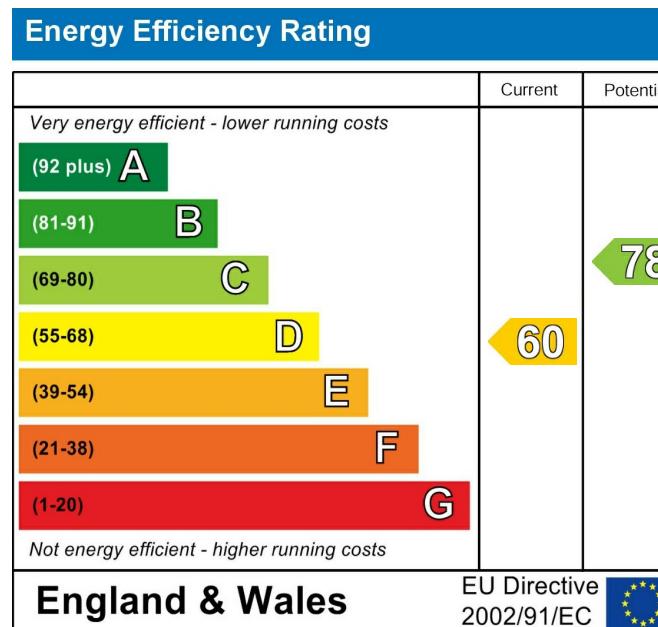
Double glazed window to front elevation, Radiator, Laminate floor. cupboard housing boiler

## Rear Garden

Mature tiered garden with decked area, flower borders shrubs and trees, side access

## Tenure

Freehold but subject to an annual rent charge of £2.20 per annum



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.

