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66 Pendennis Park, Bristol, BS4 4JN

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£360,000

Hunters are excited to present for sale this Charming Two-Bedroom Terraced Home Situated on the ever-desirable Pendennis Park in the heart of Brislington, this well presented home offers the perfect balance of character, comfort, and convenience. Ideal for first-time buyers, young professionals, or those looking to downsize, this home is nestled in a peaceful residential street just moments from local amenities and excellent transport links.

The accommodation is light and welcoming throughout, comprising a generous lounge/diner, a fitted kitchen overlooking the rear garden, and two well-proportioned double bedrooms. The bathroom is conveniently located upstairs and the home also benefits from gas central heating and double glazing. Outside, you'll find a well cared for and private rear garden with a patio and decked area —perfect for relaxing or entertaining during the warmer months.

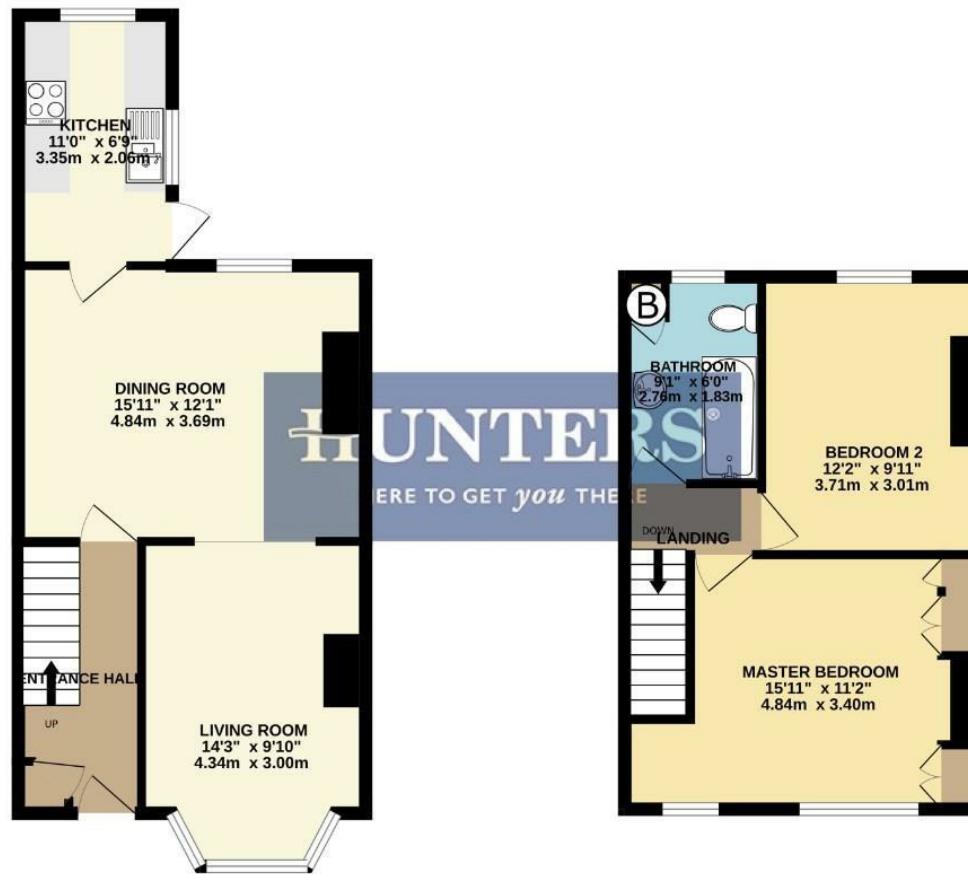
Location-wise, Pendennis Park is one of Brislington's most sought-after spots, known for its friendly community and excellent access to both Bath Road and Sandy Park Road, where you'll find a fantastic array of independent cafés, local shops, and popular pubs. The green open spaces of Arnos Vale Park and Victory Park are close by, as well as the scenic River Avon Trail, perfect for weekend walks or cycling.

Brislington also offers excellent transport links into Bristol city centre via regular bus routes and easy access to the A4 and Temple Meads. Several well-regarded primary schools and nurseries are within walking distance, making this a popular choice for young families.

A wonderful opportunity to join a thriving local community—early viewing is recommended.

GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq ft. (74.4 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 condition or efficiency can be given.
Made with Microfix 420205

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Tenure

Freehold but subject to a £2.15 per year rent charge

Entrance Hall

uPVC entrance door, storage under stairs, cupboard housing meters, exposed wood flooring

Lounge

uPVC double glazed bay windows to front, chimney breast, radiator, exposed wood flooring

Dining Room

uPVC double glazed window to rear, chimney breast, radiator, exposed wood flooring

Kitchen

uPVC double glazed dual aspect windows to rear and side, fitted kitchen with plumbing for washing machine, space for oven, gas hob, vinyl tile flooring, uPVC double glazed door leading the rear garden

Landing

loft access- Loft has a ladder and light

Bedroom One

2 x uPVC double glazed windows to front, fitted wardrobes, radiator, carpet

Bedroom Two

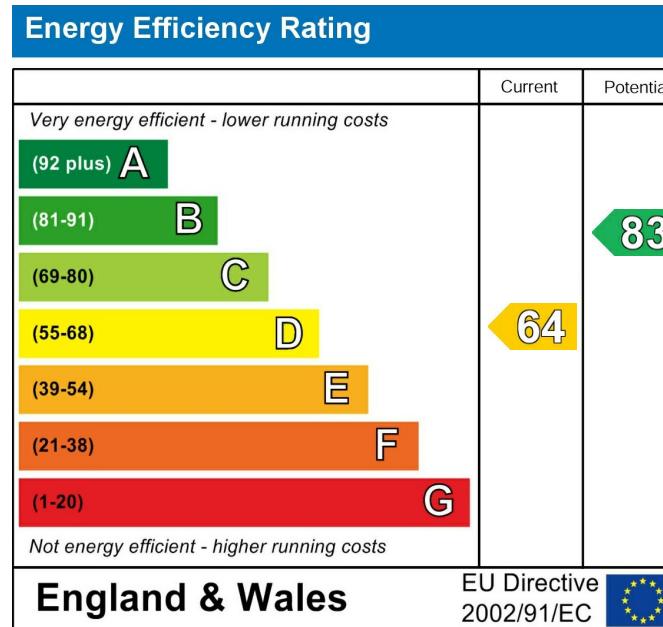
uPVC double glazed window to rear, radiator, carpet

Bathroom

uPVC double glazed window to rear, three piece bathroom suite with mixer shower, radiator, vinyl flooring, wall mounted combi boiler with a 14 year guarantee

Rear Garden

Fully enclosed and established with flower boarders shrubs and trees, lawn area with pathway leading to decking, and shed, a separate patios area can also be found towards the house providing the perfect sanctuary for relaxing



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.

