



**Seymour Place,
Bristol, BS36 2FH**

**PRICE: Asking Price
£295,000**

Property Features

- Detached Coach House
- Two Double Bedrooms
- En-Suite Shower Room
- Lounge/Dining Room
- Kitchen
- Family Bathroom
- Car Port
- No Onward Chain



Full Description

Entrance Hallway

Stairs rising to the first floor landing, radiator, wall mounted fuse box.

Landing

Double glazed window to the rear, smoke detector, access to the loft space, built in storage cupboard housing boiler.



Lounge/Dining Room

14'1 (max) x 17'8 (max) (4.29m (max) x 5.38m (max))
Double glazed French doors and Juliet balcony to the front, television point, telephone point, two radiators.



Kitchen

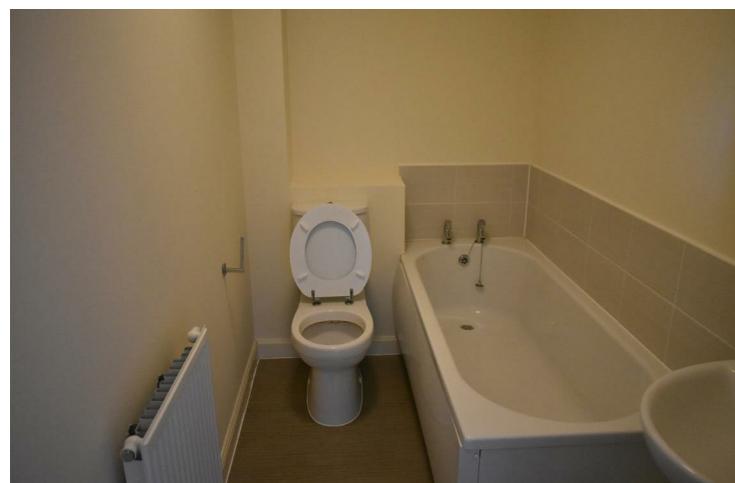
7'11 x 6'11 (2.41m x 2.11m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit with mixer tap over, built in electric oven and gas hob with extractor over, space for washing machine, space for fridge freezer.

Bedroom One

12'8 x 8'10 (3.86m x 2.69m)

Double glazed window to the front, radiator.



En-Suite Shower Room

Double glazed obscure window to the rear, built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, radiator, tiled splash-backs, radiator.

Bedroom Two

9' x 11'8 (2.74m x 3.56m)

Double glazed window to the front, radiator.

Bathroom

Panelled bath, low level w.c., pedestal wash hand basin, radiator, tiled splash-backs.

Car Port

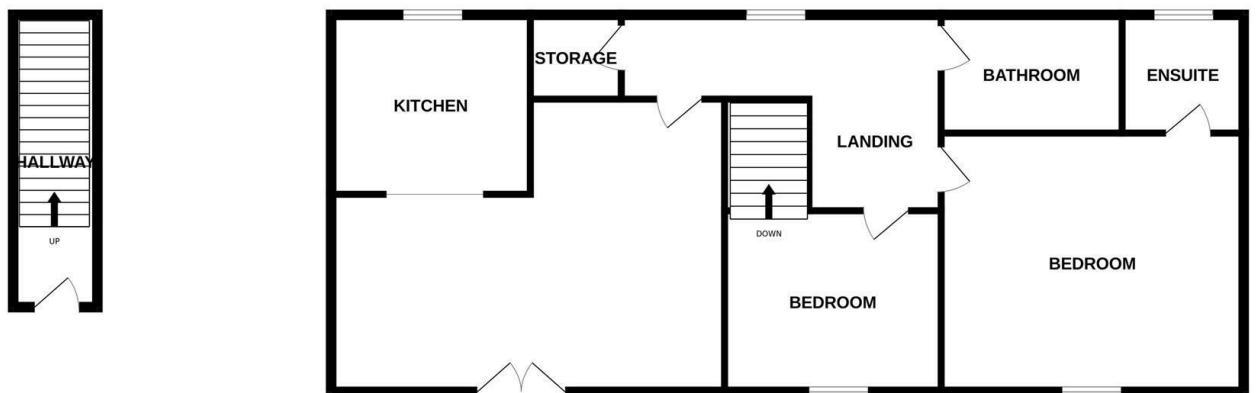
Providing off street parking, under stairs storage area, up and over door.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

GROUND FLOOR
78 sq.ft. (7.2 sq.m.) approx.

1ST FLOOR
1080 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.