



Brunt & Fussell
ESTATE & LETTING AGENTS

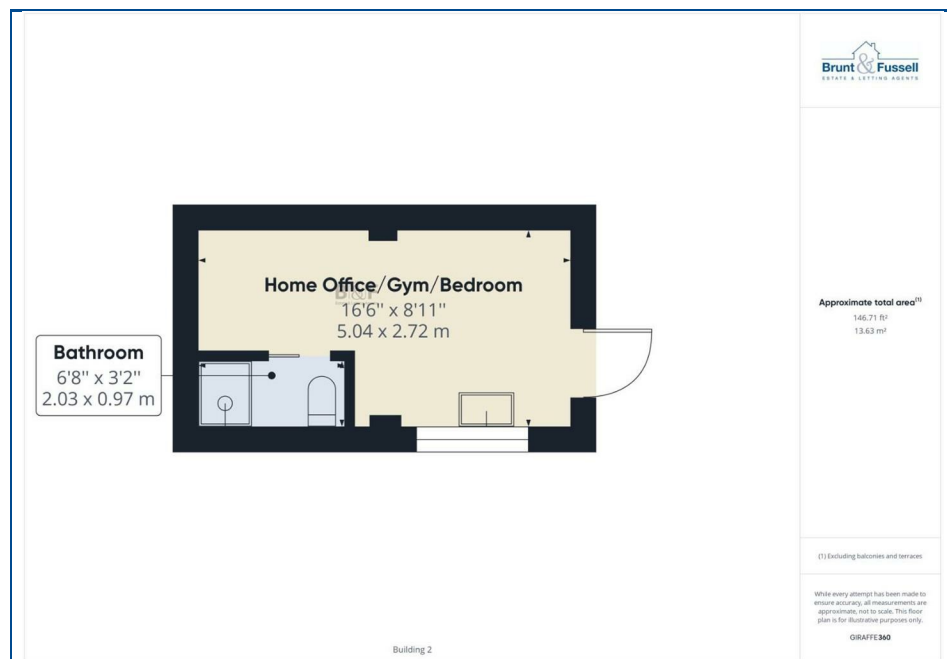
Approximate total area⁽¹⁾
1681.05 sq ft
156.17 m²

Reduced headroom
56.39 sq ft
5.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and to be used for illustrative purposes only.

GRAFFI 360



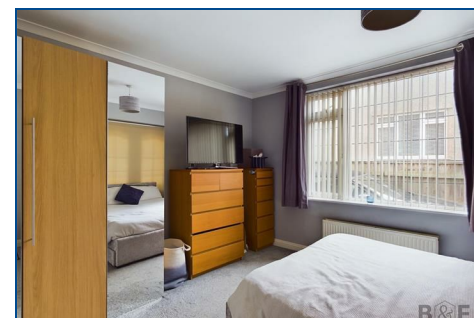
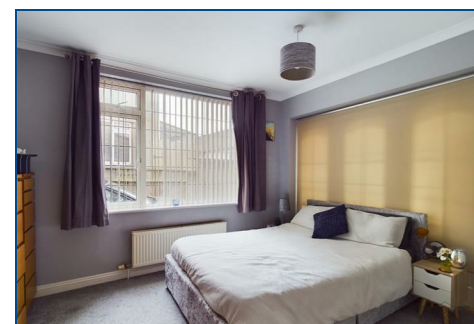
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Approximate total area⁽¹⁾
146.71 sq ft
13.63 m²

(1) Excluding balconies and terraces

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GRAFFI 360



- Five Bedrooms
- Home Office/Bedroom
- Two Shower Rooms
- Super Order
- Landscaped Garden
- Must Be Viewed

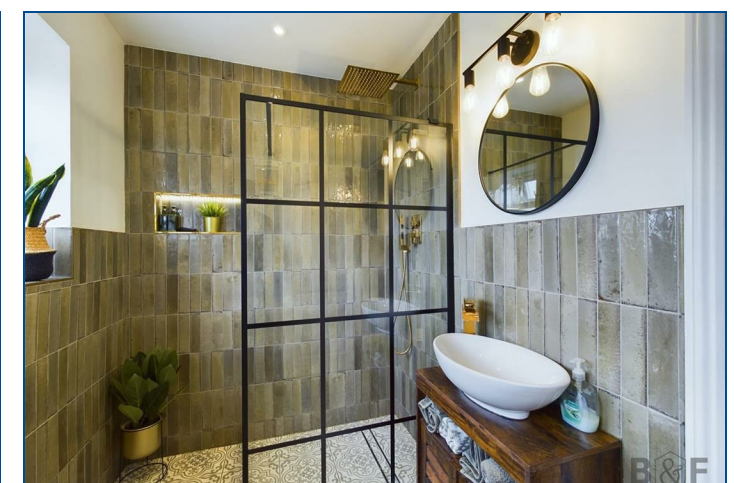
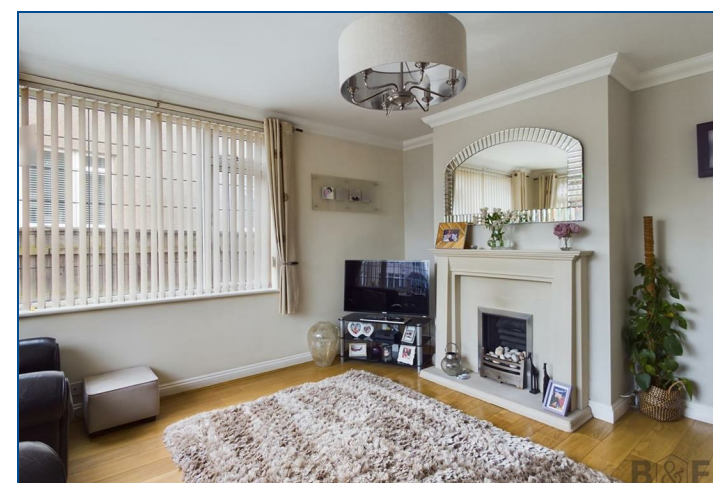
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	79
EU Directive 2002/91/EC			

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

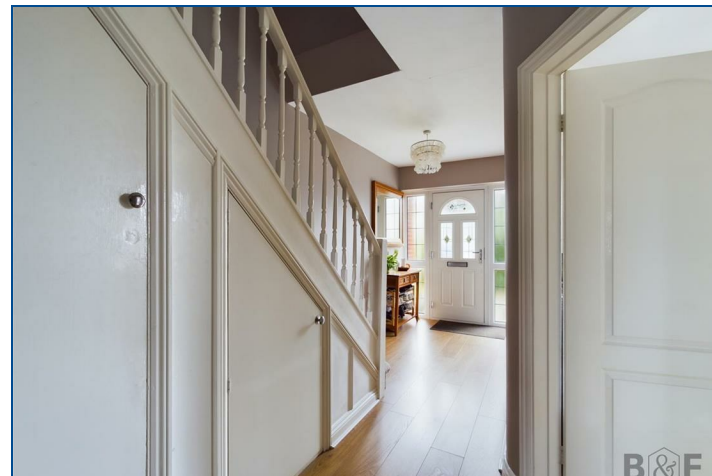


Blackhorse Road Mangotsfield, BS16 9AY
£539,999



We are delighted to offer for sale this super five bedroom extended semi-detached house with mature landscaped gardens and ample off-street parking. The garage has been converted into home office/bedroom/gym with the added benefit of having its own kitchen and shower room. The property is set in delightful, landscaped gardens with sun house/playhouse and shed. This property is in excellent order throughout and would ideally suit the larger family. The accommodation briefly comprises covered porch, hallway, lounge, bedroom/dining room, kitchen/diner, sunroom, cloakroom to the ground floor level with three double bedrooms and shower room to the first floor. The second floor has the master bedroom with balcony and en suite, and a study/dressing room. Situated on this popular road close to local amenities, schools, bus routes, and the Bristol to Bath Cycle track. The ring road and motorway network are only a short commute away. Properties of this size and quality rarely come to the market. We therefore recommend an early inspection to avoid disappointment. Council Tax E. Energy Rating C.

**** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR****



Covered Porch

With composite doors leading to...

Hallway 16'5" x 5'11"

Two fitted cupboards, radiator, stairs leading to first floor, doors to...

Lounge 14'6" x 13'11"

Feature fireplace, two uPVC picture windows, tv point, radiator.

Bedroom Five/Dining Room 12'0" x 11'10"

Radiator, tv point, attractive half glazed triple doors to sun room.

Sun Room/Reception Room 9'5" x 8'6"

Velux window, LED lights, tv point, radiator, uPVC French doors to garden.

Cloakroom 3'1" x 3'3"

Close couple Wc, wash hand basin, fitted cupboard.

Kitchen/Diner 18'6" x 7'11"

Stainless steel one half bowl sink unit, range of Shaker style wall and base units, ample working surfaces, LED lights, tiled splash backs, stainless steel gas hob, electric fan assisted double oven, extractor hood, integrated fridge/freezer and dishwasher, half wood panelled walls, radiator.

First Floor Landing 9'11" x 8'11"

Radiator, stairs to Master bedroom.

Bedroom Two 14'8" x 12'0"

Radiator, tv point.

Bedroom Three 11'11" x 11'3"

Large airing cupboard, range of ladies and gents wardrobes with top boxes, radiator.

Bedroom Four 9'0" x 8'2"

Radiator, tv point.

Shower Room 5'7" x 8'6"

Vanity wash hand basin, close couple wc, shower cubicle

with mains power shower over, extensively tiled walls, radiator.

Bedroom One 16'7" x 11'3"

Fine range of built in wardrobes, eves cupboards, tv and telephone points, uPVC French doors leading balcony with super views.

En-suite 8'2" x 4'6"

fully tiled cubicle with mains shower and glass door, fitted wash hand basin, close couple wc, heated towel rail, Velux window.

Study/Dressing Room 5'6" x 7'3"

LED lighting, telephone point, Velux window, radiator.

Outside

Wall enclosed front garden with South cerney gravel area and flower borders. Large Tarmac Drive leading to former garage, offering ample off-street parking. Rear garden fully enclosed landscaped garden mature lawn area, path, large patio and, decking area, summer house/play house, large shed, tap, lights.

Home Office/Gym/Bedroom 16'6" x 8'11"

Fitted kitchen, Shower room off with shower cubicle close couple wc, wash hand basin. (formerly the garage).

