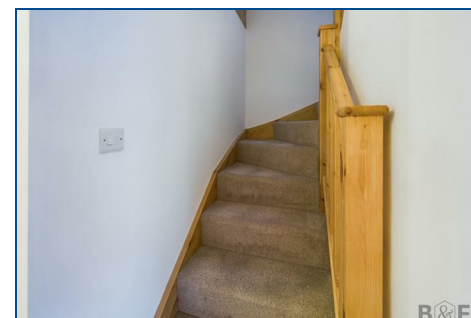
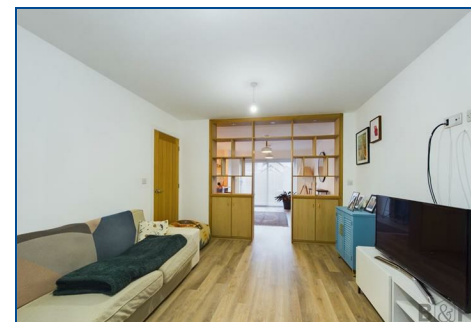
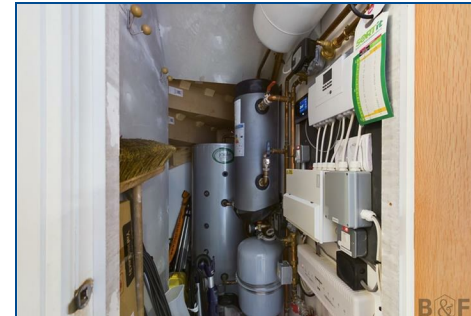
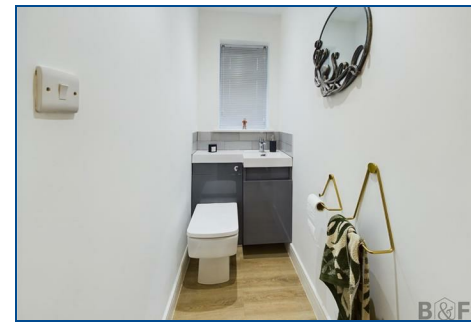


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Built October 2022
- Four Double Bedrooms
- Private Road
- Super House
- Air Heat Source Pump
- Must Be Viewed

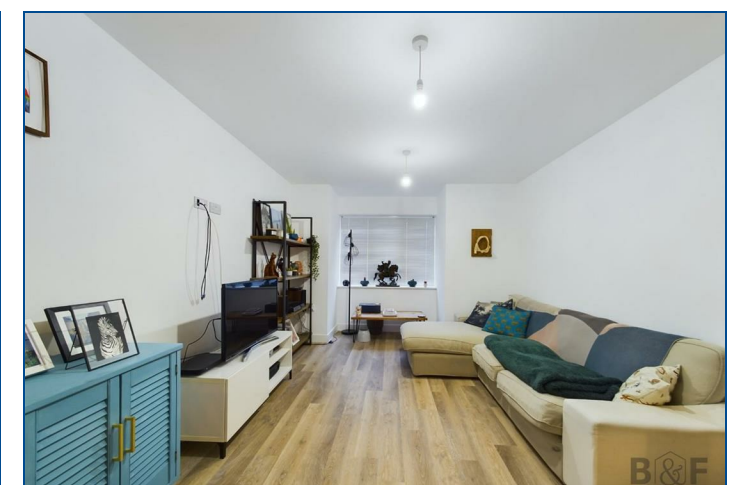
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	96
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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.



Faye Close, Warmley, BS30 5AE
£425,000



- Hallway
- Utility Room 6'7" x 5'8"
- Cloakroom 5'10" x 2'11"
- Plant Room
- Lounge 13'0" x 10'11"
- Kitchen Diner 20'9" x 13'11"
- First Floor Landing
- Bedroom One 11'11" x 10'10"
- En-Suite 7'8" x 3'10"
- Bedroom Two 10'10" x 9'4"
- Bedroom Three 9'10" x 9'4"
- Bedroom Four 11'3" x 7'3"
- Family Bathroom 7'8" x 5'1"
- Outside

We are delighted to offer for sale, this stunning four double bedroom detached house with enclosed garden and off-street parking. The house built in October 2022 to a high standard and is very green credentials, fully operated by electric. The heating is via air source heat pump, offering very cheap central heating and electricity bills. Other benefits include PVC double glazing, stunning kitchen diner with appliances family bathroom and en-suite. The accommodation briefly comprises hallway, utility room, cloakroom, plant room (supplying electricity feed), lounge, kitchen/diner to the ground floor with four double bedrooms, (master with en-suite) and family bathroom to the first floor. The property is situated on this private road in this quiet backwater, yet short commute to the ring road, with local amenities being close by. We fully recommend an early internal inspection. Council Tax E. Energy Rating B.

Please note: the property is situated on a private road, each house owns 25% of the road. There is a £58 a month contribution which goes towards things such as repairs etc. Please contact us if you would like to know more information about this.

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

