

Medlar Close, Almondsbury, Bristol, BS10 7NE

Asking Price: £360,000 Freehold

westcoast PROPERTIES

- Three Bedrooms
- Semi Detached
- En Suite Shower
- Ground Floor Cloakroom
- Dual Aspect Lounge
- Kitchen/Dining Room
- Garage & Driveway
- Enclosed Rear Garden
- Excellent Transport Links

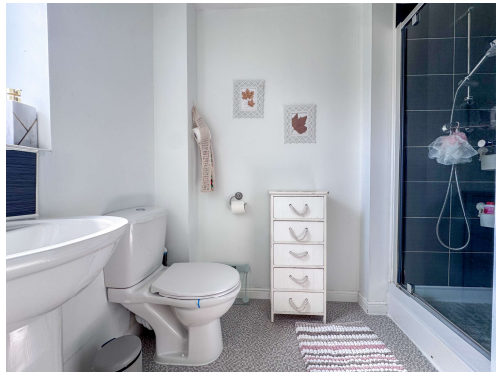




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Overview:
A well-presented three-bedroom semi-detached family home offering spacious accommodation throughout. The property benefits from three good-sized bedrooms, an en-suite shower room to the principal bedroom, family bathroom and a convenient ground floor cloakroom. Further benefits include a driveway providing off-street parking for two vehicles, a single garage and an enclosed rear garden ideal for families and entertaining. Situated within the popular Medlar Close development, the property enjoys excellent access to the M4/M5 motorway networks, The Mall at Cribbs Causeway, major employers including Airbus and Rolls-Royce, and a range of local amenities, making it an ideal choice for commuters and growing families alike. EPC Rating C.

Ground Floor:
Entered via a composite entrance door with obscure double glazed side panel into the entrance hall, with stairs rising to the first floor landing and doors leading to the cloakroom/WC and living room. The cloakroom is fitted with a low level WC, corner pedestal wash hand basin and obscure uPVC double glazed window to the front. The living room enjoys a dual aspect with uPVC double glazed windows to both the front and side, creating a bright and airy living space. The kitchen/dining room benefits from a useful understairs storage cupboard, uPVC double glazed window overlooking the rear garden and double glazed patio doors providing direct access outside. Fitted with a matching range of base and eye level units with worktop space over, incorporating an electric hob with extractor hood above and electric oven below, along with space for additional appliances and a wall-mounted gas boiler.

First Floor:
The first floor landing provides access to the loft space, airing cupboard housing the hot water tank, all three bedrooms and the family bathroom. Bedroom one features a uPVC double glazed window to the front and benefits from an en-suite shower room fitted with a walk-in tiled shower enclosure, low level WC, pedestal wash hand basin and obscure uPVC double glazed window to the front. Bedrooms two and three both enjoy views over the rear garden through uPVC double glazed windows. The family bathroom is fitted with a three-piece suite comprising a panelled bath with mixer shower over, low level WC, pedestal wash hand basin and obscure double glazed window to the side.

Outside:
To the front of the property, steps lead up to the entrance door with the garden being laid to bark chippings with mature shrubs. A driveway provides off-street parking for two vehicles and in turn leads to the single garage, accessed via an up-and-over door. The enclosed rear garden has been designed for ease of maintenance and is predominantly laid to patio and lawn, offering an excellent space for outdoor dining, entertaining and family enjoyment.

Material Information:
Tenure: Freehold
Council Tax Band: C, current rates for 2026/2027 £2,229.83
EPC Rating: C










VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

Tel. No: 01179 697373

E-mail: infopatchway@westcoastproperties.uk.com

websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

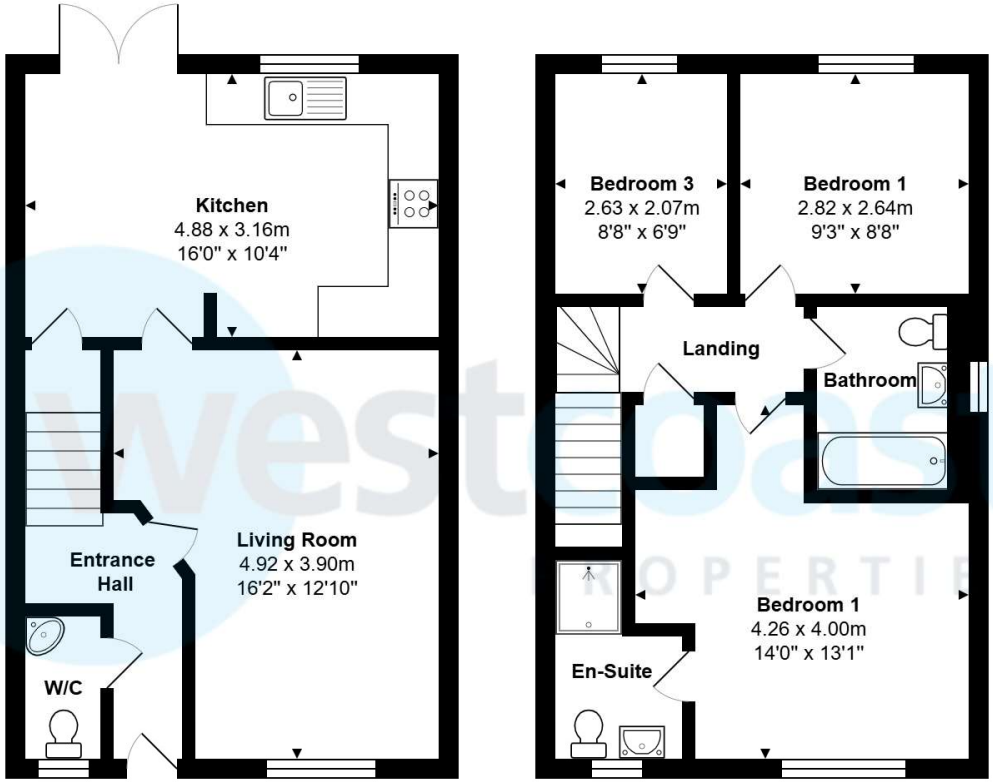
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to 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. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total Area: 81.7 m² ... 880 ft²

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 operability or efficiency can be given.

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Weston-super-Mare

13/14 Alexandra Parade, Weston Super Mare, Somerset, BS23 1QT
infoweston@westcoastproperties.uk.com
01934 414128

Portishead

20 High Street, Portishead, Bristol, BS20 6EW
infoportishead@westcoastproperties.uk.com
01275 849362

Nailsea

67 High Street, Nailsea, North Somerset, BS48 1AW
infonailsea@westcoastproperties.uk.com
01275 857773

Burnham-on-Sea

28 High Street, Burnham On Sea, Somerset, TA8 1PA
infoburnham@westcoastproperties.uk.com
01278 784884

Bishopston

58 Gloucester Road, Bishopston, Bristol, BS7 8BH
infobishopston@westcoastproperties.uk.com
0117 908 0062

Patchway

5 Coniston Way, Patchway, Bristol, BS34 5PA
infopatchway@westcoastproperties.uk.com
0117 969 7373

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