

Gauting Road, Patchway, Bristol, BS34 5UN

Asking Price: £380,000 Freehold

westcoast PROPERTIES

- Four bedroom townhouse
- Ensuite and Jack and Jill bathroom
- Kitchen-diner
- Separate lounge
- Garage and parking next to property
- Presented to a high standard




BONJOUR

Gauting Road, Patchway, Bristol, BS34 5UN







Property Description:
A beautifully presented four-bedroom townhouse arranged over three floors, offering spacious and versatile accommodation ideal for modern family living. The property benefits from an impressive kitchen/diner, two en-suite shower rooms, a family bathroom, garage, parking, and an enclosed rear garden.

Ground Floor:
The welcoming entrance hallway provides access to the principal ground floor accommodation. The spacious lounge enjoys a front aspect with a double-glazed window, radiator, and useful under-stairs storage cupboard. To the rear, the kitchen/diner is fitted with a range of wall and base units with complementary worktops and splashbacks. Integrated appliances include a washing machine, dishwasher, fridge/freezer, oven, and four-ring gas hob with extractor hood over. Additional features include a radiator, USB socket points, and double-glazed French doors opening onto the rear garden, creating an ideal space for dining and entertaining.

First Floor:
The first-floor landing provides access to bedroom one, bedroom four, and the family bathroom. Bedroom One is a generous double room benefiting from double-glazed doors opening onto a Juliet balcony overlooking the rear garden. The room also features fitted triple wardrobes, a radiator, and access to an en-suite shower room. The en-suite comprises a double shower enclosure with tiled surrounds, low-level WC, pedestal wash hand basin, heated towel rail, wall-mounted mirrored cabinet, shaver point, extractor fan, tiled flooring, and part-tiled walls. Bedroom Four is situated at the front of the property and benefits from a double-glazed window and radiator. The family bathroom is fitted with a panel bath with shower over, pedestal wash hand basin, low-level WC, heated towel rail, tiled flooring, part-tiled walls, shaver point, and extractor fan.

Second Floor:
The second-floor landing provides access to two further double bedrooms and a Jack and Jill shower room. Bedroom Two benefits from two double-glazed windows overlooking the rear garden, a radiator, and access to the Jack and Jill shower room. Bedroom Three enjoys a front aspect with a double-glazed window and radiator and also has direct access to the Jack and Jill shower room. The Jack and Jill shower room is fitted with a double shower enclosure and tiled surround, pedestal wash hand basin, low-level WC, heated towel rail, shaver point, extractor fan, fitted cabinet, and LVT flooring.

Outside:
The enclosed rear garden is laid mainly to lawn and features a patio seating area, decorative chippings, external lighting, double power socket, and outside tap. Gated access leads to the rear parking area and the single garage, which benefits from an up-and-over door.
To the rear of the property there is allocated parking along with access to the garage, making this an ideal family home with practical outdoor space and secure parking.

Material Information:
Tenure: Freehold / EPC: B / Tax band: D









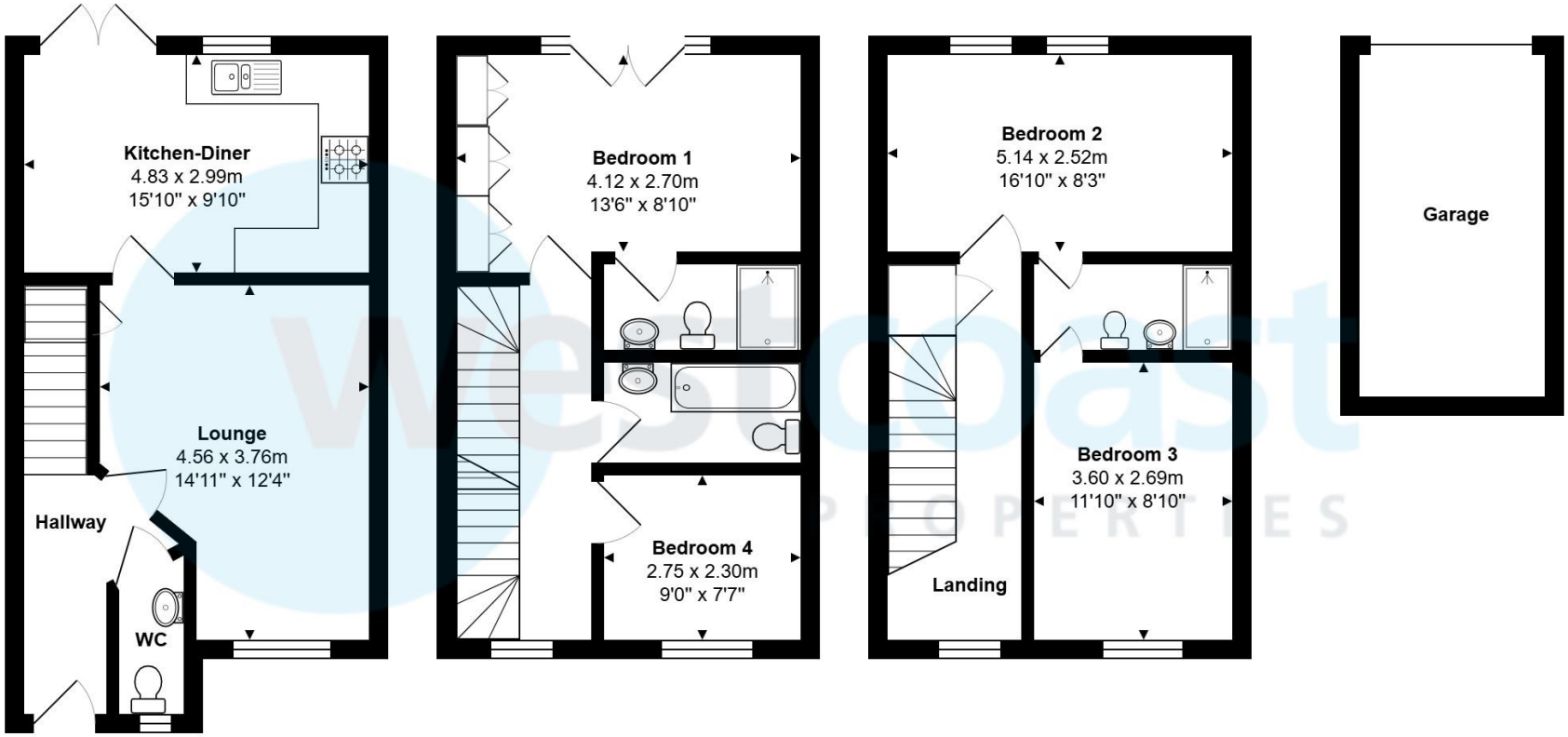

VIEWING ARRANGEMENTS:

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.



Ground Floor | First Floor | Second Floor | Garage

Total Area: 113.0 m² ... 1216 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.

westcoast PROPERTIES

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

westcoast PROPERTIES

rightmove OnTheMarket TDS Tenancy Deposit Scheme member The Property Ombudsman naea | propertymark PROTECTED arla | propertymark PROTECTED

www.westcoast-properties.co.uk