

Eamoth Ground, Patchway, Bristol, BS34 5SR

Asking Price: £475,000 Freehold

westcoast PROPERTIES

- 4 Double Bedrooms
- Detached
- Study
- 2 Bathrooms
- Cloakroom
- Garage
- Driveway for 3 Cars
- Sought after Road
- EPC rating B




Coffee

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Description:
A beautifully presented double-fronted four-bedroom family home, offering spacious and versatile accommodation throughout. This impressive property benefits from four double bedrooms, including a main bedroom with en-suite shower room, as well as a modern family bathroom. The ground floor features a useful study, cloakroom, stunning kitchen/breakfast room complete with integrated appliances, and a generous living/dining room with direct access to the rear garden.
Externally, the property boasts an enclosed rear garden, together with a single garage and driveway parking for approximately three to four vehicles. Situated on the sought-after Eamont Street in Charlton Hayes, the property enjoys a quiet residential setting whilst remaining conveniently close to a range of local amenities. The Mall at Cribbs Causeway, Aztec West Business Park, and excellent motorway links are all within easy reach, making this an ideal location for families and commuters alike.



Ground Floor:
The entrance hall provides access to the study, cloakroom, kitchen/breakfast room, and living/dining room, with stairs rising to the first-floor landing. The ground floor is finished with stylish porcelain tiled flooring throughout, while the living/dining room benefits from carpeted flooring for added comfort.
The well-appointed kitchen/breakfast room is fitted with a range of integrated appliances, including a double oven with a four-ring gas hob and extractor over, fridge/freezer, washing machine, and dishwasher.
The living/dining room is a bright space, featuring a window overlooking the rear garden and double-glazed patio doors providing direct access to the garden allowing plenty of natural light to flow through the room.



First Floor Landing:
The first floor landing provides access to four double bedrooms and the family bathroom. The main bedroom benefits from built-in wardrobes and a modern en-suite shower room. The family bathroom is fitted with a three-piece suite, including a bath with shower over, serving the remaining bedrooms.

Outside:
Externally, the property benefits from an enclosed rear garden, mainly laid to lawn with a patio area. Side access leads to the garage and driveway. The driveway runs alongside the property, leading to the single garage and providing off-street parking for approximately three to four vehicles. To the front, the garden is laid to decorative stone chippings with a pathway leading to the entrance door, creating an attractive and low-maintenance frontage.

Material Information:
Tenure: Freehold
Council Tax: Band E, current rates for 2026/2027 £3,098.95.
EPC Rating B
Estate management charge: TBC










VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

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E-mail: infopatchway@westcoastproperties.uk.com

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

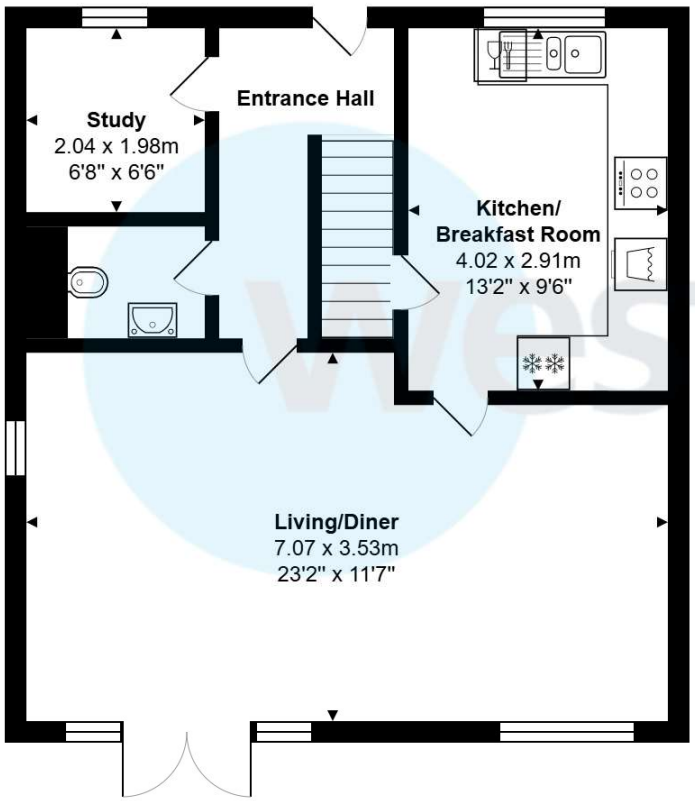
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

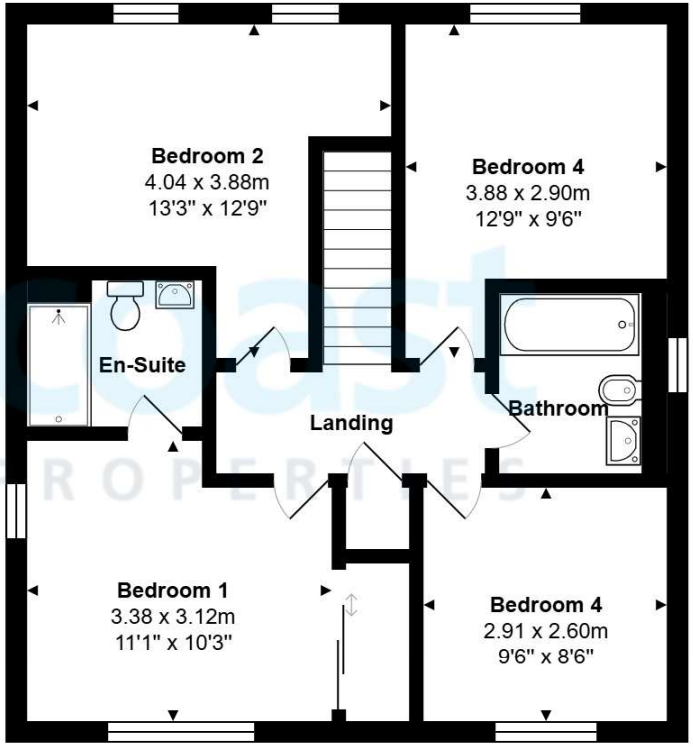
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1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst 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: 110.0 m² ... 1183 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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