Cedar Close, Patchway, Bristol, BS34 5HA

Asking Price: £275,000 Freehold

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- Three Bedrooms
- Spacious Kitchen/Diner
- Modern Family Bathroom
- South-Facing Garden
- Garage To Rear
- Additional Parking
- Gas Central Heating
- uPVC Double Glazing
- Cribbs Causeway Nearby

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Overview:
A beautifully presented family home situated in a sought-after residential location, conveniently positioned for easy access to The Mall at Cribbs Causeway and its wide range of shopping, leisure and transport links. The accommodation comprises a spacious kitchen/dining room, comfortable living room, three well-proportioned bedrooms and a modern family bathroom. Further benefits include gas central heating and uPVC double glazing throughout. Externally, the property enjoys a south-facing rear garden and a garage located to the rear.

Ground Floor:
Entered via an entrance porch, the ground floor flows into a spacious living room featuring an attractive electric fire, useful understairs storage and stairs rising to the first floor. To the rear, the generous kitchen/dining room is fitted with a range of modern white gloss units, integrated cooking appliances and space for additional white goods, with direct access to the rear garden. Further benefits include a gas combination boiler, uPVC double glazing and wood-effect flooring to the kitchen/diner.

First Floor:
The first floor offers three well-proportioned bedrooms, including a useful built-in wardrobe to Bedroom Three, along with a family bathroom fitted with a white suite comprising a bath with shower over, wash hand basin and W/C. Additional features include a linen cupboard and loft access.

Outside:
The property is approached via an enclosed lawned front garden, while to the rear a southerly facing, low-maintenance garden enjoys gated access. Further benefits include a garage located to the rear of the property and additional communal parking.

Material Information:
Tenure: Freehold
Council Tax: Band B, current rates for 2026/2027 £2,076.49.
EPC Rating: C.

Agents Note:
As part of our legal obligations under the Proceeds of Crime Act 2002 and the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of all purchasers and establish the source of the funds being used for the purchase. Therefore, please note that once your offer has been accepted a non-refundable fee of £43.20 is chargeable to each purchaser to cover the costs of carrying out these required identity and AML (Anti Money Laundering) checks.

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

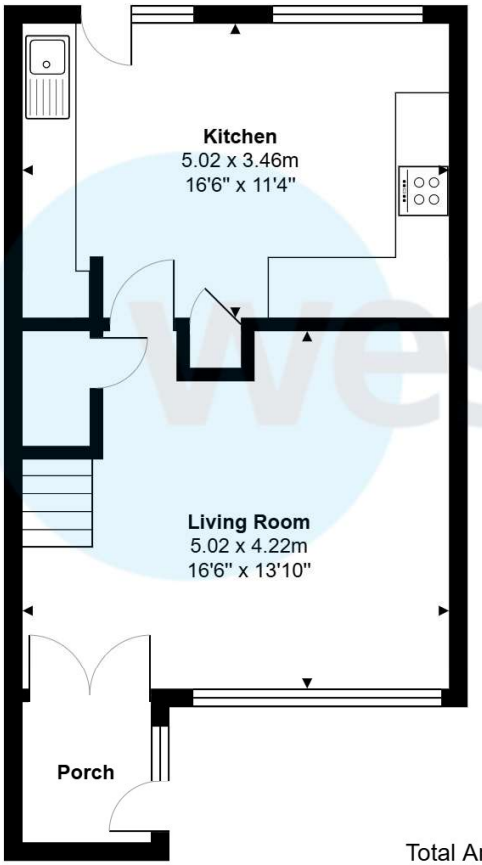
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

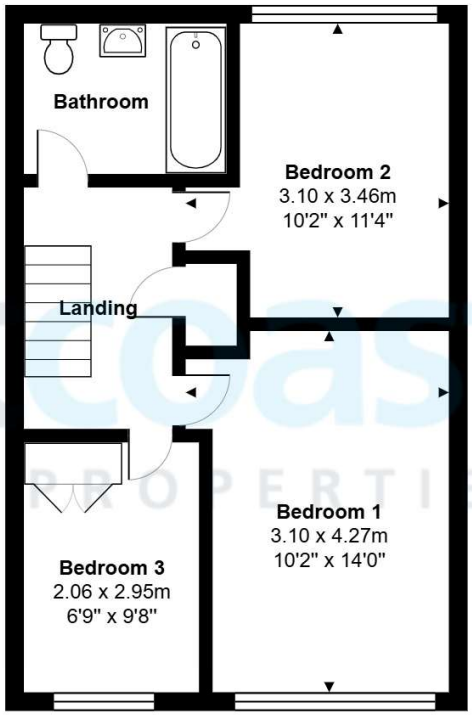
PLEASE NOTE:

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: 81.6 m² ... 878 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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