

Tenth Avenue, Filton, Bristol, BS7 0QJ

Asking Price: £290,000 Leasehold

westcoast PROPERTIES

- No Chain
- 2 Double Bedrooms
- Extended
- Garage
- Large Garden
- Kitchen/Diner
- Downstairs W/C
- Fantastic Location
- Council Tax Band B





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Overview:
Situated in a sought-after location in Filton, this two-bedroom terraced home offers well-balanced accommodation throughout. The ground floor comprises a living room, fitted kitchen, extension and convenient downstairs W/C. Upstairs, there are two bedrooms and a family bathroom. Externally, the property benefits from a particularly large rear garden, laid to lawn, with access to a single garage. Ideally positioned close to Abbey Wood train station, the property also enjoys excellent transport links and easy access to major employers including the MOD, UWE, Rolls-Royce and Airbus, as well as a range of local shops and amenities. This makes it an excellent choice for first-time buyers, families, professionals and investors alike. EPC Rating D.

Ground Floor:
A composite front door opens into the entrance hall, with stairs rising to the first-floor landing and a door leading into the living room. The living room benefits from a feature bay window to the front aspect and provides access to the kitchen, which is fitted with a range of matching wall and base units, worktop space, a built-in oven, and a four-ring induction hob with extractor hood over and a fridge/freezer. Double doors lead through to the extension, which in turn provides access to a convenient downstairs W/C and the rear garden.

First Floor:
The first floor provides access to two well-proportioned bedrooms and the family bathroom. Bedroom One enjoys a feature bay window to the front aspect and a useful storage cupboard, while Bedroom Two overlooks the rear garden. The family bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, a low-level W/C, and a pedestal wash hand basin.

Outside:
The front garden is predominantly laid to lawn with a selection of mature shrubs and planting. A pathway running the length of the garden gives access to a single garage, which is approached via secure gates from the rear lane.

Material Information:
Tenure: Leasehold with a term of 999 years from 12 March 1934. Peppercorn rent of £2 per year.
EPC Rating: D
Council Tax Band: B, current rates for 2026/2027 £2,127.69.

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

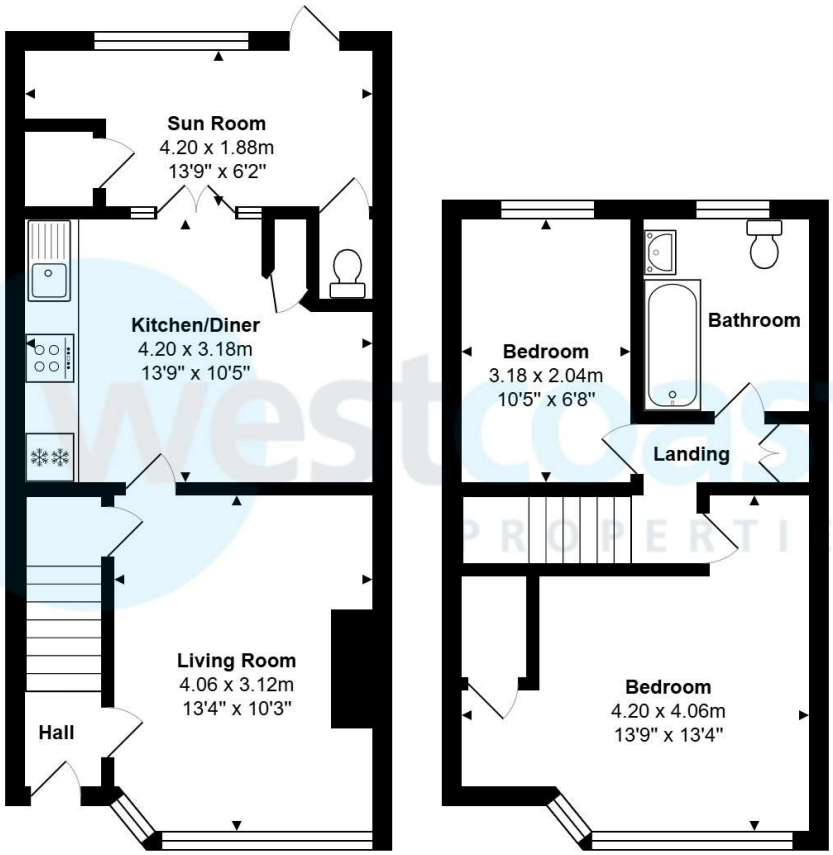
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

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: 69.3 m² ... 746 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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