holbrook moran estate agents

Tel: 0117 965 0099
Email: fishponds@holbrookmoran.co.uk

746 Fishponds Road
Fishponds
Bristol
BS16 3UA



OIRO £450,000

4 Bedrooms

Springleaze, Mangotsfield, Bristol

A spacious detached family home in a popular Mangotsfield location, offering four-bedroom accommodation, a 27ft lounge, converted garage/games room, ample off-street parking and a generous level rear garden. Conveniently positioned for local amenities, schools and transport links.

Situated in a popular residential location, this substantial detached family home offers spacious and versatile accommodation arranged over two floors. While the property would benefit from some updating, it presents an excellent opportunity for a purchaser to personalise the accommodation to their own taste and create a superb long-term family home.

The ground floor begins with a generous entrance hallway, providing access to the principal reception rooms and staircase to the first floor. The impressive through lounge extends to approximately 27ft, with a bay window to the front, fireplace and French doors with adjoining windows opening towards the rear garden. This bright and spacious room provides ample space for both relaxing and entertaining.

A separate dining room sits alongside the kitchen, offering a dedicated space for family meals and entertaining. The kitchen is fitted with a range of units and provides space for appliances, with a door and window overlooking the rear garden. Also on the ground floor is a versatile study or occasional bedroom, which could equally lend itself to use as a home office or additional reception space. A useful utility room with adjoining WC completes the ground-floor accommodation.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from a generous walk-in wardrobe and an en-suite shower room. The second bedroom includes a built-in wardrobe, while the third bedroom offers additional storage within the eaves. The family bathroom comprises a WC, wash basin and corner bath.

Externally, the property benefits from a generous, level rear garden, offering excellent space for families, gardening and outdoor entertaining. The garden is predominantly laid to lawn, complemented by a paved patio, established trees and shrubs, and a covered barbecue area. A pergola with grapevine adds further character, while garden sheds provide useful storage.

A further notable feature is the converted garage, currently utilised as a games room. Extending to approximately 20ft, this versatile space benefits from sliding doors opening onto the garden and a separate cloakroom accessed externally, offering potential for a variety of uses, subject to the purchaser's requirements and any necessary consents.

To the front and side of the property, the garden is predominantly laid to brick paving, providing ample off-street parking, with an additional shrub border completing the frontage.

The property has an EPC rating of E. The vendor has advised that the property is freehold, subject to a perpetual rentcharge of approximately £10 per annum. This information should be verified by the purchaser's solicitor as part of the conveyancing process.

Situation

The property is situated in a popular residential area of Mangotsfield, conveniently positioned for the nearby amenities of Downend and Emersons Green. A range of local shops, supermarkets, cafés and public houses can be found within the surrounding area, with further shopping and leisure facilities available at Emersons Green Retail Park. The location is particularly well suited to families, with nearby schooling including Barley Close Community Primary School, Emersons Green Primary School and Downend School. There are also local bus services providing connections to surrounding areas and Bristol city centre, while Bristol Parkway railway station offers further travel links. Combining a convenient residential setting with access to everyday amenities and nearby leisure facilities, the area offers an appealing location for family living.

Tenure: Freehold























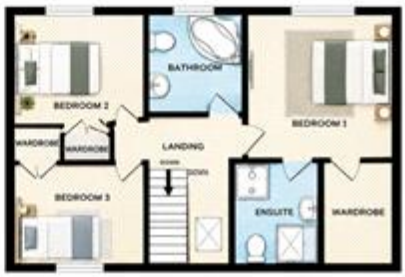


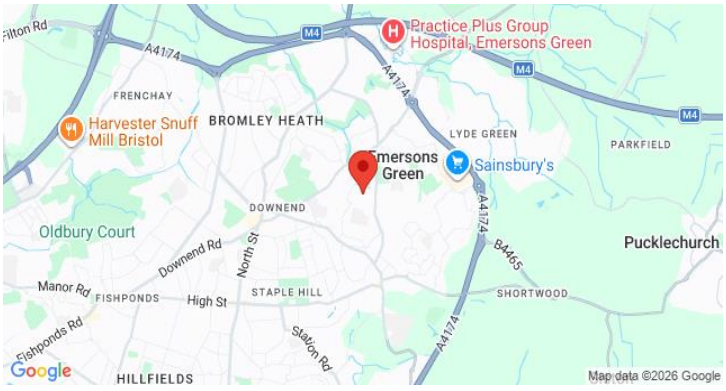


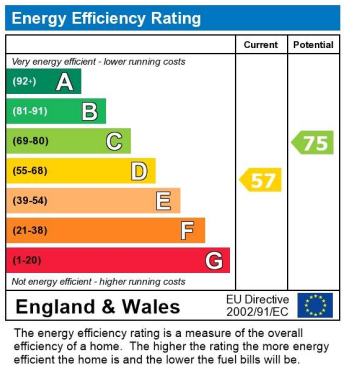


holbrook moran estate agents









The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Holbrook Moran - Fishponds Branch
746 Fishponds Road, Fishponds, Bristol BS16 3UA
Tel: 0117 965 0099 Email: fishponds@holbrookmoran.co.uk
Website: https://www.holbrookmoran.co.uk