



G R E G O R Y S
— E S T A T E A G E N T S —

127 Augustus Avenue
Bristol, BS31 2FH

£395,000



This stunning three bedroom semi-detached home resides within the highly acclaimed Somerdale development, standing head and shoulders above many other homes of its type. Boasting a semi-detached status with a single garage to the side, this handsome Taylor Wimpey home is presented to the very highest of standards, having been beautifully maintained by the present owners. Enjoying a much larger than typical plot, this property is beautifully balanced with an attractive garden to the rear offering ample space for seating and further enjoyment, sure to appeal to any buyer who doesn't want to compromise on outside space. To the front, an entrance porch provides a welcome arrival and additional storage space, before inviting into the bright, tastefully decorated lounge with good natural light. Beyond the main living area can be found further storage and a sizeable w.c. before being greeted by a pleasant open kitchen diner with doors inviting onto the

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ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door with double glazed window to the front aspect, tiled flooring, radiator, stairs leading to the first floor, door to the lounge

LOUNGE 13' 11" x 12' 2" (4.25m x 3.70m)

Double glazed window to the front aspect , radiator, door to the internal lobby

INTERNAL LOBBY

Tiled flooring, door to the under stairs storage cupboard, door to the cloakroom, large opening to the kitchen/diner

CLOAKROOM

A two piece white suite comprising a low level wc and pedestal wash hand basin, tiled splash backs, tiled flooring, radiator, extractor fan

KITCHEN / DINER 15' 7" x 9' 6" (4.75m x 2.90m)

Double glazed window and double glazed 'French' doors with matching side panel windows to the rear aspect, tiled flooring, radiator. The kitchen comprises matching wall and base units with roll top work surfaces over and matching upstands, one and a half bowl sink and drainer unit with mixer taps over, tiled splash backs, integrated fridge/freezer, dishwasher, washing machine, double 'eye level' oven and five ring gas hob with extractor hood over and glass splash back.

FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, radiator, doors to rooms

BEDROOM ONE 12' 2" x 11' 3" (3.70m x 3.42m)

(Measurements taken to the longest points) Double glazed window to the front aspect, radiator, door to the en-suite

EN-SUITE

A three piece white suite comprising a low level wc, pedestal wash hand basin and shower enclosure, part tiled walls, tiled flooring, obscure double glazed window to the front aspect, radiator, extractor fan

BEDROOM TWO 10' 10" x 8' 8" (3.30m x 2.63m)

Double glazed window to the rear aspect, radiator

BEDROOM THREE 10' 10" x 6' 7" (3.30m x 2.00m)

Double glazed window to the rear aspect, radiator

BATHROOM

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with shower over, part tiled walls, tiled flooring, radiator, extractor fan

FRONT GARDEN

Paved pathway leading to the property, areas of slate shingle, privet hedgerow, pathway and side pedestrian access gate leading to the rear garden, a driveway providing off street parking leading to a single garage

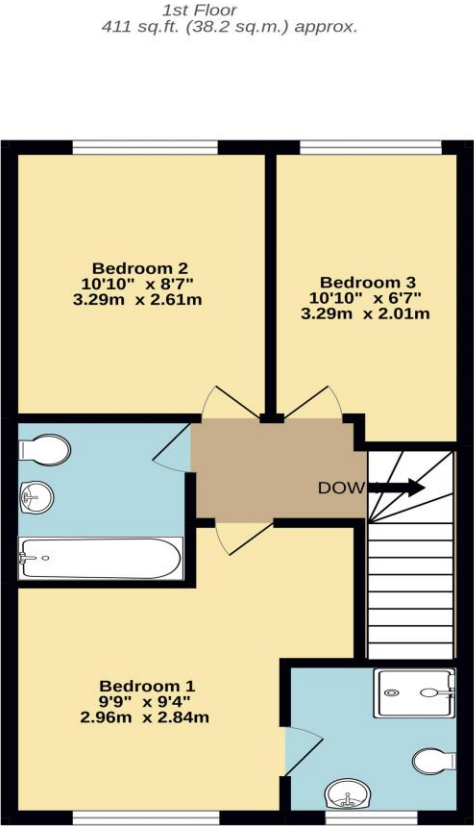
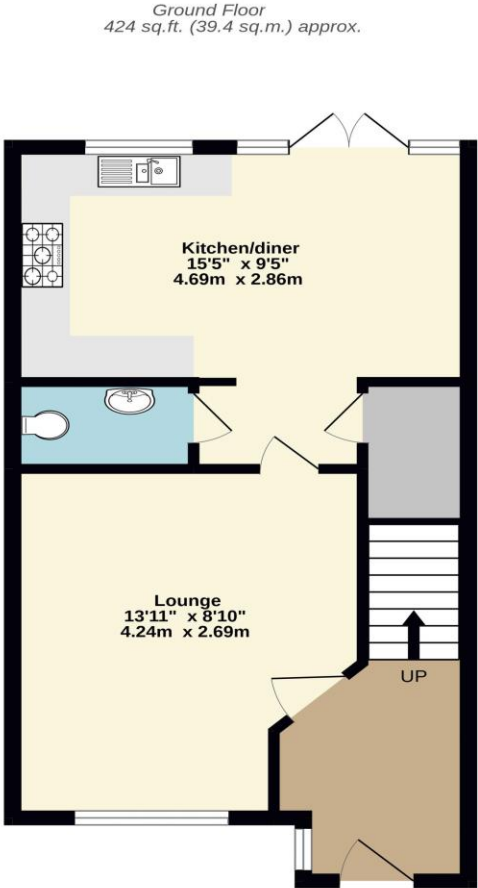
REAR GARDEN

Laid to lawn with areas of patio laid to paving, areas of slate shingle with borders of plants and shrubs, side pedestrian access gate, enclosed by boundary fencing

GARAGE

A single garage located adjacent to the property with up and over door providing vehicle access from the driveway





TOTAL FLOOR AREA : 836 sq.ft. (77.6 sq.m.) approx.
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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