



The Coach House, Mayfield Avenue, Fishponds, Bristol
£365,000

New Home with £2,500 carpet allowance | Freehold

A highly appealing three bedroom detached family home with well proportioned accommodation including a "Howdens" kitchen/breakfast room, separate lounge, cloakroom and brand new bathroom suite on the first floor. The property is fitted with gas centrally heated underfloor heating on the ground floor and radiators to all rooms upstairs as well as solar panels. There is upvc double glazing throughout while outside there is driveway parking for at least two side by side parking spaces. There is also a fully enclosed flat rear garden which extends some 39' too. The property comes with a 10 year builders warranty with "Buildzone" as well as a £2,500 + Vat carpet allowance too.

SITUATION

This house is a short no through road and is found in Mayfield Avenue on the borders of Fishponds and Speedwell and is within easy distance of a local primary school, day nursery, gym and a good range of local shopping facilities including convenience stores such as a Tesco's Express. The nearby Fishponds Road offers comprehensive local shopping options, while the Bristol to Bath cycle track is also not far away. The M32 is only a few miles distant too.

ACCOMMODATION

ENTRANCE HALL

Composite front door, stairs rising to first floor, temperature control and understairs cupboard.

CLOAKROOM

With low level w.c., wall mounted wash hand basin with tiled splashbacks and extra fan.

KITCHEN/BREAKFAST ROOM

Howdens newly fitted range of floor and wall units with roll edged work surfaces over and modern splashback, ceramic hob with hood over and built-in electric fan assisted oven, washing machine and plumbing, single bowl stainless steel sink unit with mixer tap, temperature control, low energy ceiling lighting and double glazed window to front.

LOUNGE

With double glazed French doors leading out to the rear garden, elevated media and power point socket set for a flat screen television, low energy ceiling lights, ample power points and temperature control.

FIRST FLOOR LANDING

With double glazed window to side and a built-in cupboard.

BEDROOM 1

With double glazed window to front, radiator and built in wardrobe, elevated media and power point socket set for a flat screen television and a vaulted ceiling.

BEDROOM 2

Double glazed window to front, vaulted ceiling, overhead cupboard and further 3/4 height wardrobe. Power point socket set for a flat screen television.

BEDROOM 3

Double glazed skylight with draw down blind and radiator. Power point socket set for a flat screen television.

BATHROOM

Brand new white suite comprising of a panelled "P" shaped bath with mixer tap and shower screen, low level w.c., electric shaver point and light, inset wash hand basin with cupboard under, extractor fan. Double glazed skylight with draw down blind, heated towel rail/radiator.

OUTSIDE

DRIVEWAY PARKING

Tarmac driveway with side by side parking for at least two cars and flanked by wooden pale fencing. Electric car charge point.

REAR GARDEN

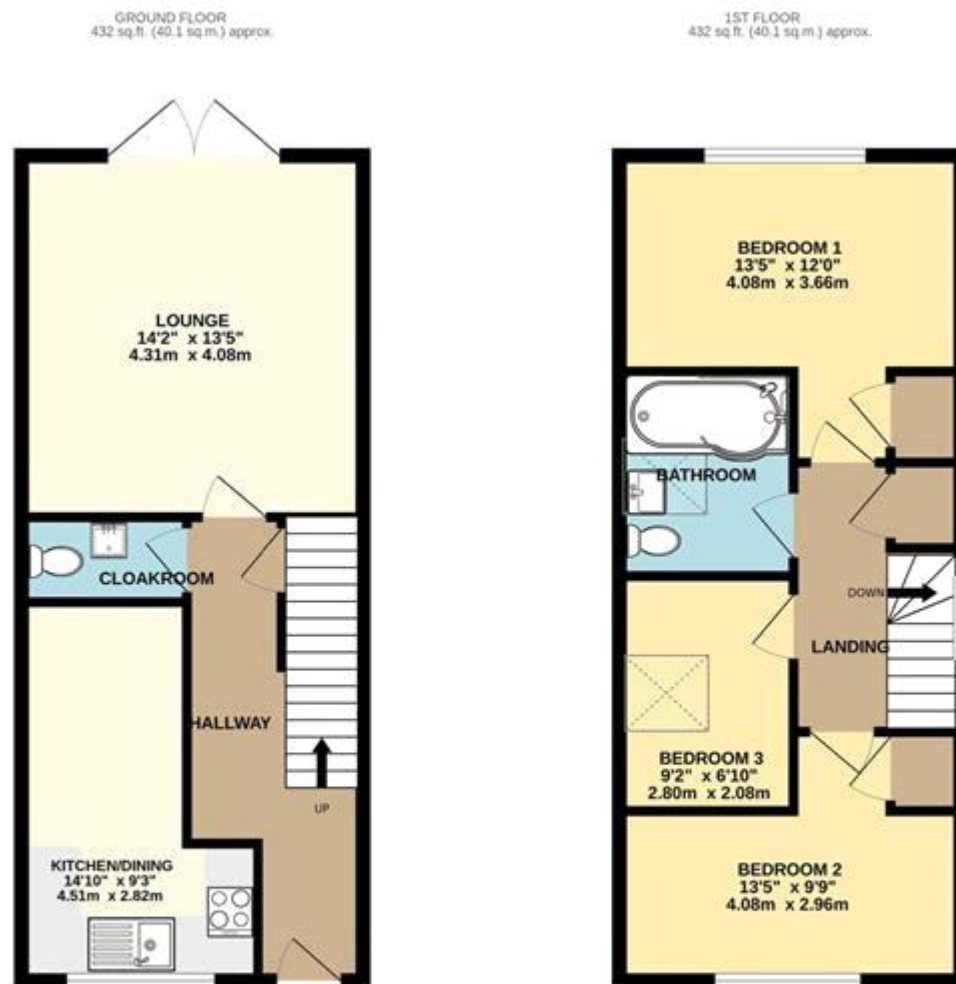
Extending just under 40' and fully enclosed by wooden panel fencing. The garden is flat, has a Cotswold gravel seating area and is left un-lawned at this time.

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.