



5 Teignmouth Road
Knowle, Bristol, BS4 1BQ

Robin King | Estate
Agents

5 TEIGNMOUTH ROAD, KNOWLE, BRISTOL, BS4 1BQ

A beautifully presented 3-bedroom semi-detached property in Knowle, Bristol. This delightful home has been fully redecorated throughout and is in close proximity to local amenities.

Approx 829 Sq. Ft Accomodation • 3 Bedrooms • Kitchen / Diner • Well Maintained Garden • Driveway Parking • Mainline Railway Services At Bristol Temple Meads Within 1.3 Miles • Bristol Airport Within 7.6 Miles • Access To M32 Within 5 Miles • Central Bristol Within 2.5 Miles • All Distances Are Approx. •

Upon entering the property, you'll immediately appreciate the attention to detail that went into its transformation. The entrance hall is equipped with storage for coats and shoes as well as a convenient storage cupboard. To the right is the heart of the home, a welcoming lounge, complete with a cosy log burner that promises warmth during colder months.

To the rear of the home the kitchen has been thoughtfully designed with contemporary aesthetic in mind. The kitchen boasts navy cupboards that perfectly compliment the solid wooden worktops, creating an elegant yet functional space. Plumbing is available for both a dishwasher and a washing machine. The refrigerator is conveniently located under the stairs, maximizing the kitchen's space. There is also space for a large dining table, perfect for family meals and entertaining friends. Adjacent to the kitchen is a well-appointed downstairs cloakroom, adding to the property's practicality.

Upstairs, you'll find 3 spacious bedrooms and the family bathroom. The principal bedroom, positioned at the front of the property, impresses with its generous proportions. Natural light floods the room, creating an inviting atmosphere. The second double bedroom, overlooking the garden at the rear of the property, provides a peaceful retreat. The third bedroom, also to the front of the property is currently used as a study however offers versatility to be converted to a spacious bedroom.

In addition, on the spacious landing, there is a loft hatch providing access to a double-insulated and fully boarded loft, offering valuable storage space.





The outdoor space of this property is equally impressive. Side access to the garden ensures convenience and ease of maintenance. A recently tarmacked path leads through to the front drive, enhancing the property's curb appeal. The spacious garden features mature trees and shrubs that add beauty and privacy.

At the front of the garden, you'll discover a large shed for storage, and a delightful path leading to a greenhouse and a gravelled seating area. The spacious garden with its shed, greenhouse, and seating area provides ample opportunity to enjoy the outdoors whether it be relaxing, entertaining friends or gardening.

Location: 5 Teignmouth Road is situated in Knowle with easy access into the City Centre as well as benefiting from local nursery, primary and secondary schools (Ilminster, Knowle Park, Oasis John Williams) all within walking distance as well as parks, shops and amenities close by.



Important Notice:

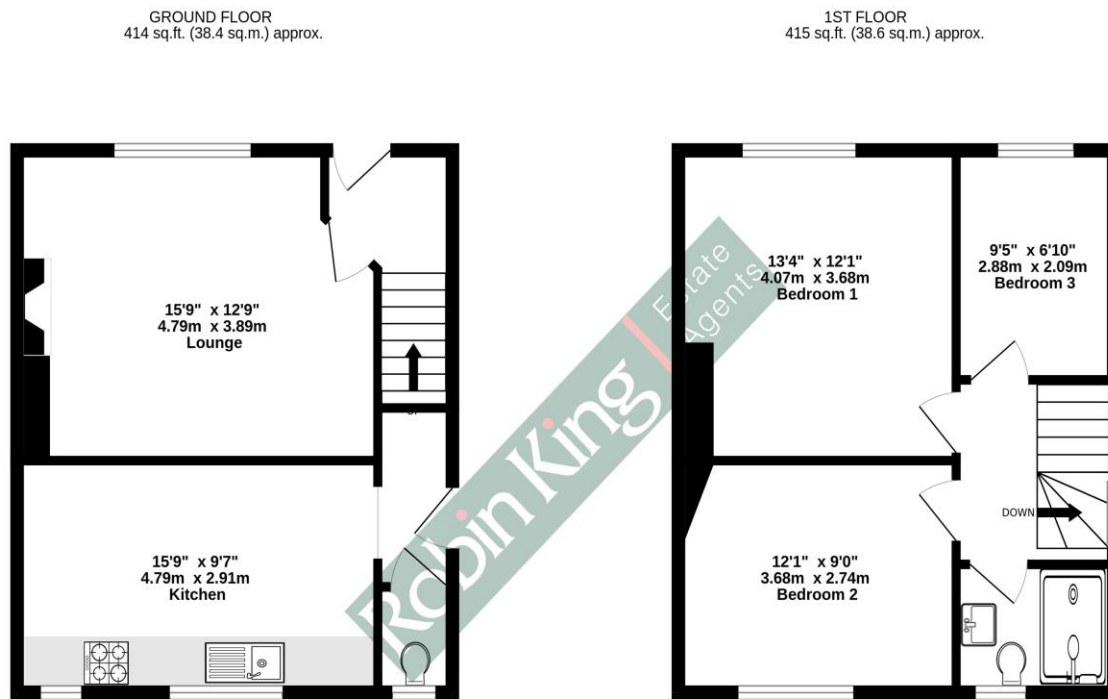
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our Congresbury office, head northeast on Broad Street and turn left onto B3133. Turn right onto Bristol Road/A370 and continue for 9.3miles. At Gurney Roundabout take the 2nd exit onto S Bristol Link Rd/Colliters Wy/A4174. In 0.5 miles Turn left on to Brook Gate. Turn right to stay on Brook Gate which turns left and becomes S Liberty Lane. In 0.9 miles Turn right to stay on S Liberty Lane. Turn left onto Bedminster Down Rd/A38. Slight right onto Parson St/A3029/A38. Turn left onto Bedminster Rd/B3122. In 0.5 miles at the roundabout, take the 2nd exit onto St John's Ln/B3122. At the roundabout, take the 3rd exit onto Redcatch Rd/B3122. Continue straight onto Axbridge Rd. At the roundabout, take the 2nd exit onto Salcombe Rd. Turn right onto Teignmouth Rd. Destination will be on the left.

SERVICES – All mains services

EPC RATING - D

LOCAL AUTHORITY – Bristol City Council – Tel 0117 922 2000– **COUNCIL TAX BAND B** £1,824.08 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT