

property details **approval form**

669 Filton Avenue, Filton, Bristol, England, BS34 7LA

Date: 02 April 2025

Property Ref and Version: STG109539 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£375,000

Tenure: Freehold

>> **key features**

- > Expansive Four Bedroom Home with Roof Conversion - No Chain
- > Popular Filton Avenue Location / Linked Open Receptions (Living and Dining Room).
- > Ensuite To Master Bedroom - Incredible Views
- > Spacious Garden and Oversized Double Garage with Rear Access
- > Ideal Residential AND Investment Opportunity
- > Additional Front Garden Space / Opportunity to Extend from Kitchen and Re-purpose the Garage Space
- > Local Amenities / Proximity to Parkway Station / Brilliant Transport Links / Motorway Access
- > Commutable to Major Local Employers and the University of the West of England
- > EPC Rating: D

>> **short description**

This well presented home has already undergone and full roof conversion with dormer windows and ensuite. The result is an expansive space overall with four bedrooms, ideal location, front and rear gardens AND double garage/workshop with rear access. Please enquire for more information.

>> **long description**

This well presented home has already undergone and full roof conversion with dormer windows and ensuite. The result is an expansive space overall with four bedrooms, ideal location, front and rear gardens AND double garage/workshop with rear access. Please enquire for more information.

This super home briefly includes four bedrooms, family bathroom, ensuite to master, linked/open living room and dining room, spacious kitchen and well proportioned linking areas. Externally is a garden to the front aspect plus rear garden. The rear garden includes plenty of space to socialise and further includes a shed PLUS expansive garage/workshop with up-and-over doors and rear access.

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The property is classically attractive and the interior does not disappoint. All areas flow seamlessly and there is enough space for privacy when required. The property also grants the opportunity to use very flexible and could easily incorporate work from home spaces.

The current owner loved living here but has moved overseas. It is now tenanted but being offered with vacant possession. Please do not hesitate to contact us with questions and/or to arrange a viewing.

>> **directions**

>> **Agent Note**

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>> room description

Filton Avenue

Entrance

The attractive entrance is granted over the pathway to the front aspect.

Pre-Hall

5' 8" max x 2' 2" max (1.73m max x 0.66m max)

Convenient space prior to entry. Also acts as a thermal barrier.

Hallway

13' 3" max x 5' 8" max (4.04m max x 1.73m max)

The downstairs hallway grants convenient access to the stairs, living room and the kitchen. The hallway is complete with modern wooden flooring that continues throughout the majority of the ground floor.

Dining Room

12' max x 14' 10" max (3.66m max x 4.52m max)

The first room to come off of the hallway is the dining room. A large space that offers an open feel. The large bay window to the front aspect of the property creates a light and bright space. This is linked and open into the living room.

Living Room

12' 1" max x 10' 10" max (3.68m max x 3.30m max)

The spacious living room continues on from the dining room. The modern wooden floor also continues throughout this room. There is also a large window to the rear aspect that offers a lot of light into the space.

Kitchen

14' 1" max x 6' 9" max (4.29m max x 2.06m max)

The kitchen is the only room on the ground floor with different flooring as it is complete with laminate flooring instead. Fitted with integrated appliances, the kitchen also benefits from the light feel that is found throughout the house. This time, the light feel comes through a door with glass panels that leads directly to the back garden.

Stairs Leading Upwards

The stairs are finished with modern carpet as well as a wooden hand rail.

Landing

Bedroom One

16' 3" max x 18' 1" max (4.95m max x 5.51m max)

The vastly spacious bedroom one benefits from a large window to the front aspect of the property which generates a wonderful feel throughout. The room also has plenty of opportunity for storage space as well as a spacious ensuite.

Ensuite

4' 10" max x 6' 5" max (1.47m max x 1.96m max)

This massively convenient space comes complete with a shower, WC and basin. Finished to a high standard with laminate flooring.

Your Allen & Harris office: 41 North Road, Stoke Gifford, BRISTOL, BS34 8PB

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Bedroom Two

12' 1" max x 14' 4" max (3.68m max x 4.37m max)

Bedroom two is again a very spacious room. Also complete with the carpet that can be found throughout the upstairs of the house.

Bedroom Three

14' 1" max x 10' 11" max (4.29m max x 3.33m max)

Again, very spacious for a room of its type, this bedroom benefits from a large bay window that generates a lot of light throughout the room.

Bedroom Four

6' 10" max x 6' 11" max (2.08m max x 2.11m max)

Bedroom four also benefits from a window that generates a light feel. It is currently being used for storage but could comfortably fit a bed in or act as a nursery, spare or office space.

Bathroom

6' 3" max x 6' 9" max (1.91m max x 2.06m max)

Complete with a shower over bath, as well as a WC and a basin. Finished to a high standard with neat and modern tiling throughout.

Exterior

Front Garden

Pretty front space with pathway leading to the front doors. Boundary wall to public walkway and herbaceous borders.

Rear Garden

62' max x 18' 10" max (18.90m max x 5.74m max)

The spacious garden is ideal for socialising and alfresco dining weather permitting. The space easily incorporates a shed and further outbuilding IN ADDITIONAL to the large double garage/workshop. There is also a decorative planting bed, paved area adjacent to the house and sections of decorative gravel.

Agents Notes

The property is being offered with no chain.

The vendor has suggested that the garage has the potential to be converted into an annex or mini incorporated dwelling with separate rear access. Similarly, the kitchen could also be extended into the garden. Examples as per surrounding houses. This is of course subject the any necessary planning permissions required and relevant building regulations being satisfied.

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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
James Bailey		
Mr C. Gulcen		

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