



**Connells**

Watermore Close  
Frampton Cotterell Bristol



### Property Description

Set on a generous corner plot within a quiet cul-de-sac, this three-bedroom semi-detached home offers a bright, modern interior, a private rear garden, and the rare advantage of an attached garage. The property has been thoughtfully updated throughout, blending clean contemporary finishes with a practical layout that suits both growing families and buyers seeking a low-maintenance home in a well-connected village setting.

The ground floor centres around a spacious lounge and an impressive kitchen/dining room that opens directly onto the garden, creating a sociable flow ideal for everyday living. Upstairs, three well-proportioned bedrooms are served by a neatly presented family bathroom. The corner position provides additional outdoor space, excellent natural light, and a sense of privacy not often found in similar homes.

Frampton Cotterell remains one of South Gloucestershire's most desirable villages, known for its community feel, green spaces, and easy access to local schools, shops, and commuter routes. This property offers a move-in-ready opportunity in a sought-after location, with scope to personalise further if desired.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a

minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Hall

#### Lounge Area

13' 7" x 11' 6" ( 4.14m x 3.51m )  
A bright and comfortable reception room featuring a double glazed window to the front. Finished with wood-style flooring and a clean, modern colour palette, offering a calm and versatile living space.

#### Kitchen/Dining Area

16' 7" x 14' 7" ( 5.05m x 4.45m )  
A generous open-plan kitchen/dining space with a double glazed window to

the rear and direct access to the garden. Fitted with contemporary cabinetry, wooden worktops, and an integrated oven and extractor. Wood style flooring continues throughout, creating a cohesive and practical family area.

plot it has parking for multiple vehicles and ample room to create more parking if required.

## Landing

A light landing area providing access to all bedrooms and the family bathroom.

## Bedroom One

11' 9" x 9' 11" ( 3.58m x 3.02m )

A well-sized double bedroom with a double glazed window to the front. Finished with neutral carpet, and soft, modern decor.

## Bedroom Two

10' 2" x 8' 4" ( 3.10m x 2.54m )

A comfortable second bedroom with a double glazed window to the rear. Neutral carpet and a bright finish make this an ideal guest room or second bedroom.

## Bedroom Three

7' 4" x 6' 6" ( 2.24m x 1.98m )

A versatile single bedroom with a double glazed window to the front. Suitable as a nursery, home office, dressing room or child's room. Finished with neutral carpet.

## Bathroom

A neatly presented family bathroom with a double glazed window to the rear. Fitted with a modern suite comprising WC, wash hand basin and panelled bath with shower over.

## Rear Garden

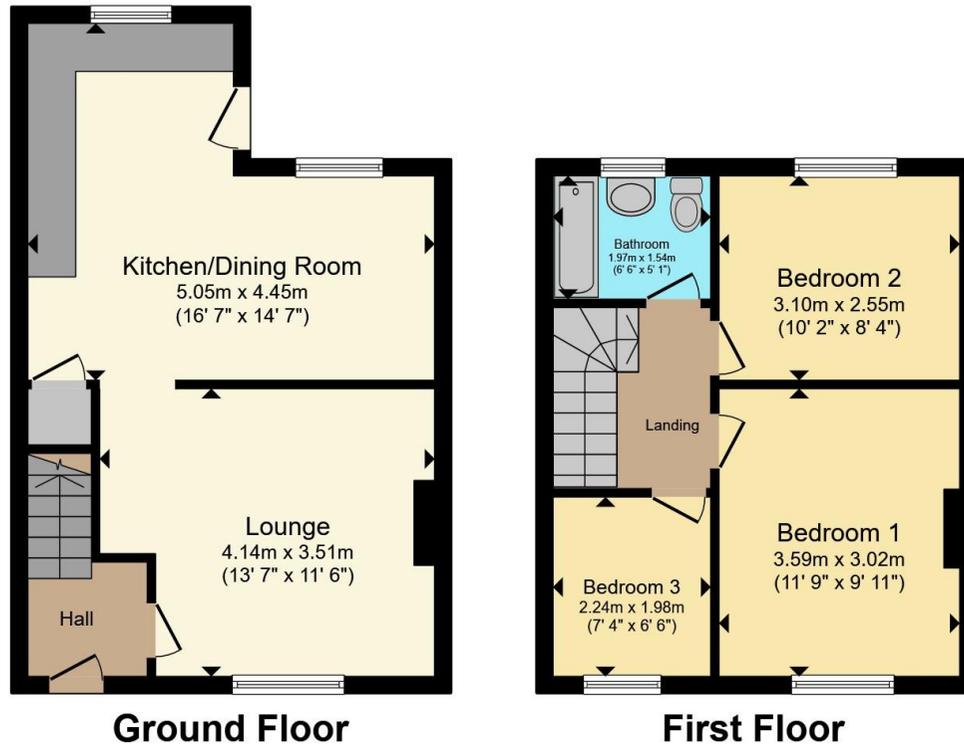
A private rear garden with a paved patio and gravelled sections, enclosed by wooden fencing for a secure and low-maintenance outdoor space. The corner-plot position provides additional width and a more open feel.

## Garage

## Driveway

Due to this property being built on a corner





Total floor area 68.5 m<sup>2</sup> (738 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/YAT308365](http://connells.co.uk/Property/YAT308365)**

Tenure: Freehold



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