



**Connells**

Applegate  
BRISTOL



## Property Description

TUCKED AWAY IN A QUIET CUL-DE-SAC, this well-presented three-bedroom home at Applegate offers a fantastic opportunity for families, first-time buyers, or investors alike.

The property boasts a spacious and welcoming layout, with a bright and airy living area perfect for relaxing or entertaining. The kitchen provides ample storage and workspace, with scope to personalise to your own taste. Upstairs, you'll find three well-proportioned bedrooms along with a family bathroom.

Externally, the home benefits from a private rear garden including a summer house, ideal for outdoor dining and family enjoyment. To the front, there is a driveway providing off-road parking, along with the added advantage of a garage.

Situated in a peaceful and sought-after location, yet conveniently close to local amenities, schools, and transport links, this property combines tranquillity with practicality.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

## Entrance Porch

### Lounge/Diner

23' 11" MAX x 11' MAX ( 7.29m MAX x 3.35m MAX )

### Kitchen

8' 7" x 8' ( 2.62m x 2.44m )

### Landing

### Bedroom 1

13' 4" x 10' 1" ( 4.06m x 3.07m )

### Bedroom 2

11' 7" x 10' 1" ( 3.53m x 3.07m )

### Bedroom 3

10' x 6' 8" ( 3.05m x 2.03m )

### Front Garden

### Rear Garden

### Garage

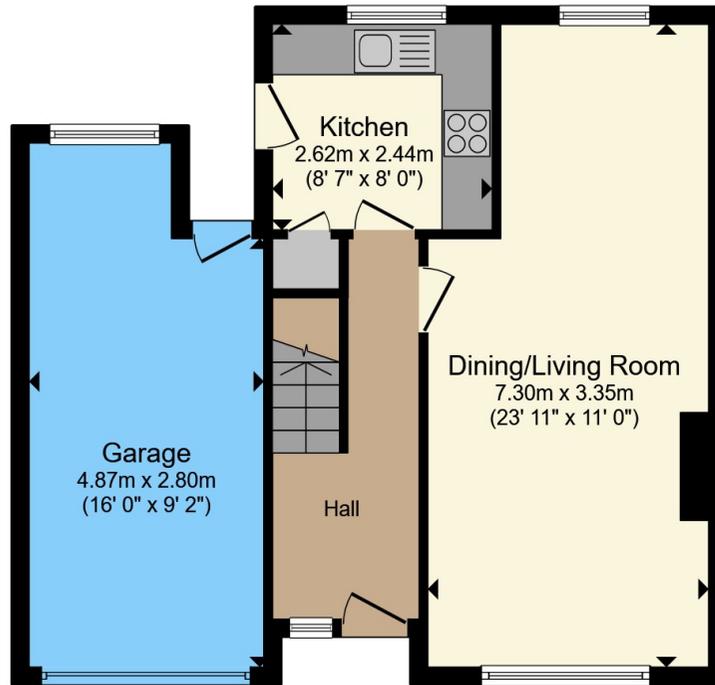
16' x 9' 2" ( 4.88m x 2.79m )

### Driveway

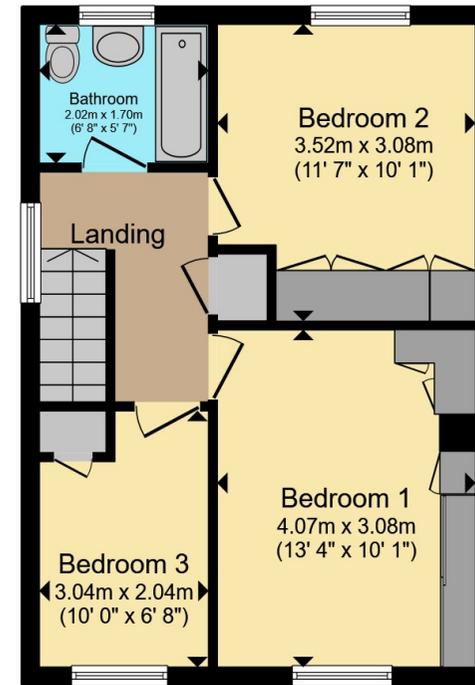








**Ground Floor**



**First Floor**

Total floor area 94.8 m<sup>2</sup> (1,020 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: E Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOT309456](http://connells.co.uk/Property/WOT309456)**



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Property Ref: WOT309456 - 0003