

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services or verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Entry 22'9" x 10'11" (6.95m x 3.34m)
- Living Room 11'8" x 7'2" (3.58m x 2.19m)
- Snug 5'5" x 3'2" (1.66m x 0.98m)
- Cloakroom 9'11" x 6'0" (3.04m x 1.84m)
- Utility Room 17'3" x 12'9" (5.27m x 3.91m)
- Kitchen 12'5" x 9'7" (3.81m x 2.93m)
- Landing 7'9" x 13'0" (2.37m x 3.98m)
- Bedroom 10'11" x 6'7" (3.35m x 2.03m)
- Bedroom 10'11" x 6'7" (3.35m x 2.03m)
- Bedroom 12'6" x 9'7" (3.81m x 2.93m)
- Bedroom 2'37" x 3'98" (0.79m x 1.13m)
- Bathroom 6'10" x 6'5" (2.10m x 1.96m)



- Lounge
- Kitchen/diner
- Snug/study
- Utility
- Downstairs WC
- Three bedrooms
- Shower room
- Gas central heating
- Driveway parking
- Well established gardens backing onto woodland

7 Exley Close, North Common, Bristol, BS30 8YD
£400,000 Freehold

PROPERTY TYPE House - Semi-Detached

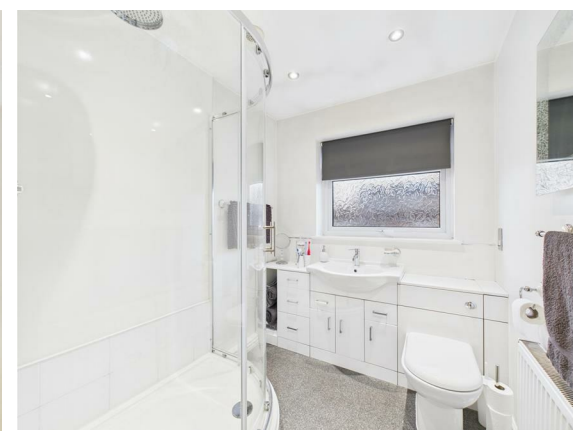
BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



An extended 1980s-style semi-detached property set within a pleasant cul-de-sac location.

The well-proportioned accommodation comprises an entrance porch, a spacious lounge, a snug/study, an extended kitchen/dining room, a utility room and a downstairs WC.

To the first floor are three double bedrooms and a modern shower room.

Externally, the property benefits from a driveway providing off-street parking to the front, with side access leading to generous, well-established gardens backing onto a wooded green space. Ideally situated for access to popular local schools, this property would make an ideal family home and an early viewing is highly recommended.



the location

Offering a more suburban feel, yet with excellent access to all local amenities, including local shops, the retail park at Longwell Green, with its cinema complex, gym and swimming pool. The Bristol to Bath cycle track is also readily accessible and there are local schools within walking distance. Bristol 7.9 miles Bath 8.2 miles

what the owners will miss

"Our neighbours, the peaceful location, and our lovely private garden with its sunny aspect and visiting wildlife."

just a thought...

If you are seeking a backwater location without feeling isolated, this popular estate offers a quiet setting close to the cycle track and open countryside, while still benefiting from a wide range of local amenities within easy reach.